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THIS INSTRUMENT PREPARED BY:
Sidwell & Barrett, P.C.
212 East Main Street
Franklin, TN 37064

BOOK 9457 PAGE 107

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL:
Jack C. Duvall and wife Ethel Ruth Duvall 429 Siena Drive Nashville, TN 37205	None	Map 129-11-A Parcel 429

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Marie B. Scruggs, an unmarried person (the "Grantor"), has bargained, sold and leased, and by these presents does transfer, convey and lease unto Jack C. Duvall and wife, Ethel Ruth Duvall, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 429, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for the Cloister at St. Henry, Phase IB, of record in Book 6237, page 665, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed. Reference is hereby made to the Plat for

> The Cloister at St. Henry, Phase IB, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Marie B. Scruggs by Sublease and Conveyance of Condominium Apartment in Book 9291, page 764, Register's Office for Davidson County, Tennessee.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 66-27-101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, page 665, Register's Office for Davidson County, Tennessee, and the Bylaws for the Cloister at St. Henry, of record in Book 6042, page 650, said Register's Office.

3. Sanitary Sewer and/or Storm Easement, of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

4. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Development, Inc., dated August 31, 1982, of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee.

5. Real estate taxes for 1994.

THIS IS IMPROVED PROPERTY known as No. 429 Siena Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his her or their heirs and assigns, for the term of the Ground Lease, of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further.

GRANTEE UNDERSTANDS that Grantor are not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantee of the above described

condominium apartment for the full term of the Ground Lease and by any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantor under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 31st day of August, 1994.

Marie B. Scruggs

Marie B. Scruggs, Grantor

Jack C. Duvall

Jack C. Duvall, Grantee

Ethel Ruth Duvall

Ethel Ruth Duvall, Grantee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marie B. Scruggs, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1994.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires: 11/20/97

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack C. Duvall and wife, Ethel Ruth Duvall, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville **, Tennessee, this** 30th **day of** August **, 1994.**

Notary Public

My Commission Expires: 11/30/97

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

88163
IDENTIF. ↑ REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

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