FILE BOX 57

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & white
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 9508 PG 66

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Frances H. Dillon
Affiant

Subscribed and sworn to before me this 13th day of November, 1994.

Thomas C. Scott
Notary Public

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: My Commission Expires NOV. 20, 1996

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner	**Send Tax Bills To:**	**Map and Parcel**
Frances H. Dillon 902 Glenmary Court Nashville, Tennessee 37205	**NEW OWNER**	Map 129-11-A Parcel 902.00

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, **MILDRED D. SHEA**, (the "Grantor") has bargained, sold, and leased, and by these presents does transfer, convey and lease unto **FRANCES H. DILLON**, (the "Grantee"),her heirs and assigns, all right, title and interest of the Grantor in and to a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 96L 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 ID, of record in Book 6933, Page 927, 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 said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase ID, attached as Exhibit "B" to said Master Deed for proper identification.

Being part of the property conveyed to J. Robert Shea and wife, Mildred D. Shea of record in Book 7171, Page 127, Register's Office for Davidson County, Tennessee. The said J. Robert Shea being now deceased.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase ID, recorded in Book 6933, Page 927, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, recorded in Book 6042, Page 650, Register's Office for Davidson County, Tennessee.

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

4. Matters shown on the A Plan of Fifth Revision of The Cloister at St. Henry, Phase ID, of record in Book 6250, Page 979, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, of record in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.

6. Real estate taxes for 1994.

THIS is improved property known as No. 96L, Glenmary Court, 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, her heirs and assigns.

Grantee understands that Grantor is conveying a Grantor's right, title and interest in the real estate, the condominium apartment and the sublease of the above described condominium apartment for the full term of the Ground Lease of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee and any extension thereof. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations of the Grantor under said Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 15th day of November, 1994.

94 NOV -1 PM 3:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

04949
IDENTIF. & REFERENCE

/s/ Mildred D. Shea
/S/ MILDRED D. SHEA

By: /s/ Michael Robert Shea
MICHAEL ROBERT SHEA,
attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas C. Scott, a Notary Public in and for said County and State, MICHAEL ROBERT SHEA, to me known to be the person who executed the foregoing instrument in behalf of MILDRED D. SHEA and acknowledged that such person executed the same as the free act and deed of MILDRED D. SHEA.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of November, 1994.

Thomas C. Scott, Notary Public.

Commission Expires _____.

My Commission Expires [illegible]

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11/01/94 01:01 CHECK 8.00