BOOK 9598 PG 632

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DAVIDSON COUNTY, TN.

35345

IDENTIF. & REFERENCE

(2)

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center, Suite 105
Nashville, TN 37238
File #275339

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER: NAME OF MORTGAGEE: MAP/PARCEL:

Mary D. Gray
424 SIENA DRIVE
NASHVILLE, TN 37205

Map 129-11-0-A
Parcel 424CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Arnold M. Clouse (the "Grantor"), has bargained, sold and leased, and by these presents does transfer, convey and lease unto Mary D. Gray (the "Grantee"), her 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. 424, 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 1B, 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 said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Deed for proper identification.

Being the same property conveyed to George B. Clouse and wife, Catheryne W. Clouse, by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 6405, page 645, as re-recorded in Book 6409, page 631, Register's Office for Davidson County, Tennessee; the said George B. Clouse and Catheryne W. Clouse both having since died, he having predeceased her and she having died testate. By Will of record in Will Book 194, page 557, Probate Court of Davidson County, Tennessee, said property was devised to Arnold M. Clouse.

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 1B, of record in Book 6237, page 665, as amended in Book 6834, page 449, and further further clarified in Book 6527, page 700, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, of record in Book 6042, page 650, as amended in record in Book 6519, page 187, 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 1995.

THIS IS IMPROVED PROPERTY known as 424 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, her 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 is 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 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 Owners' Association all obligations of the Grantor under the Ground Lease, including payment of all real estate taxes assessed against both ~~land~~ and buildings.

2-16-95 MDG

WITNESS my hand, this the 16th day of ~~January~~ February, 1995.

Mary D. Gray
"GRANTEE"

Arnold M. Clouse
"GRANTOR"
by: [illegible] ATTY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arnold M. Clouse, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 1995.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary D. Gray, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 1995.

Michele M Cooper
Notary Public

My Commission Expires: 03-22-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MITCHELL A. WATTS TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF ARNOLD M. CLOUSE AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID ARNOLD M. CLOUSE.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 16TH DAY OF FEBRUARY, 1995.

Michele M. Cooper
MICHELE M. COOPER, NOTARY PUBLIC

MY COMMISSION EXPIRES: MARCH 22, 1997

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