Bar 5-1

This Instrument Prepared By:
Thomas C. Scott
Tune, Entrekin & White, P.C.
21st Floor, First American Center
Nashville, TN 37238

61176
IDENTIFICATION REFERENCE

95 MAY 16 PM 12:44
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $95,000.00.

Donald H. Giorgio

Subscribed and sworn to before me this 15th day of May, 1995.

THOMAS C. SCOTT
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE

Notary Public

My Commission Expires NOV. 20, 1996

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner	Send Tax Bill To:	Map and Parcel
Donald H. Giorgio, et ux 411 Siena Drive Nashville, TN 37205	New Owner	Map: 129-11-0-A Parcel: 411.00 CO

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, **EDITH E. METZ** (the "Grantor") has bargained, sold, and leased, and by these presents does transfer, convey and lease unto **DONALD H. GIORGIO and wife, CAROLE B. GIORGIO** (the "Grantee"), his, her or their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 411 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 said 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 part of the property leased to St. Henry's Property Development, Inc., by Ground Lease of record in Book 6208, Page 137, Register's Office for Davidson County, Tennessee and conveyed to the Grantor by instrument of record in Book 6348, page 163, Register's Office for Davidson County, Tennessee.

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 IB, recorded in Book 6237, Page 665, 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. Real estate taxes for 1995, which have been prorated between the Grantor and the Grantee and will be paid by the Grantor.

THIS is improved property known as No. 411, 411 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 Grantor's 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 Grantor' 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 Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 15th day of May, 1995. 1474 05/16 0101 03CHECK 8.00

/s/ EDITH B. METZ

Phyllis Metz Bennett

By: Phyllis Metz Bennett,
attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May, 1995, before me personally appeared **Phyllis Metz Bennett**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Edith B. Metz** and acknowledged that she executed the same as the free act and deed of **Edith B. Metz.**

Thomas C. Scott

Notary Public

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:_____

My Commission Expires NOV. 20, 1996

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