THIS INSTRUMENT PREPARED BY:
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FIRST AMERICAN CENTER
NASHVILLE, TN 37238
00276605, Box 35

BOOK 9734 PG 799

(2)

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP PARCEL:
Lorraine DeWane 207 Cana Circle Nashville, TN 37205	None	Map 126-11-A Parcel 20700

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, Jean S. Fulcher, Jacqueline S. Reese and Paula Ann Scalici (the "Grantors"), have bargained, sold, and leased, and by these presents do transfer, convey and lease unto Lorraine DeWane and son, Joseph C. DeWane (the "Grantees"), 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. 207, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, and as corrected by Correction of Amendment of record in Book 6237, page 660, Register's Office for Davidson County, Tennessee, and the By-Laws of record in Book 6042, page 653, as amended in Book 6519, page 187, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2, the Cloister at Saint Henry, of record in Plat Book 5200, page 445, Plat Book 5200, page 529 and Plat Book 5200, page 676, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Adeline D. Scalici, by deed from St. Henry's Property Development, Inc., of record in Book 6074, page 155, Register's office of Davidson County, Tennessee, the said Adeline D. Scalici having since died, devising said property to Jean S. Fulcher, Jacqueline S. Reese and Paula Ann Scalici, by will of record in the Probate Court for Davidson County, Tennessee, No. 95P-959.

THIS SUBLEASE AND CONVEYANCE 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 and By-Laws for The Cloister at St. Henry, recorded in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, and Correction of amendment in Book 6237, page 660, Register's Office for Davidson County, Tennessee, and By-Laws of record in Book 6042, page 653, as amended 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. Easements and other matters of record in Plat Book 5200, page 445, and Plat Book 5200, page 529, and Book 5200, page 676, Register's Office for Davidson County, Tennessee.

5. Subject to terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 5691, page 657, Register's Office for Davidson County, Tennessee.

6. Real estate taxes for 1995.

THIS IS IMPROVED PROPERTY known as 207 Cana Circle, 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 5691, page 657, 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.

WITNESS my hand, this the 18 day of July, 1995.

Jean S. Fulcher

Jean S. Fulcher

Jacqueline S. Reese

Jacqueline S. Reese

Paula Ann Scalici Barner

Paula Ann Scalici

Lorraine DeWane

Joseph C. DeWane

This conveyance is exempt from Tennessee transfer tax.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean S. Fulcher, Jacqueline S. Reese and Paula Ann Scalici the within named bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of July, 1995.

Notary Public

My Commission Expires: 11-10-97

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorraine DeWane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of July, 1995.

Notary Public

My commission expires:

BOOK 9734PG803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lorraine DeWane 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 Joseph C. DeWane, and acknowledged that she executed the same as the free act and deed of the said Joseph C. DeWane.

WITNESS my hand and seal this 18 day of July, 1995.

Notary Public

My commission expires: 11-10-97

NOTARY PUBLIC AT LARGE
LINDA V. JONES

00080296

95 JUL 19 PM 2:49

REGISTER
DAVID