9774

BOOK 9774 PG 616

Box 37 LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Martha Lane Tippens Unit 240, 240 Cana Circle Nashville, TN 37205	Map 129-11-A Parcel 240	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Theresa Bell Sullivan and Mary Bell Kirkpatrick, Executors of the Estate of Mary Davidson Bell, Probate No. 95-P-244, (the "Grantors"), have bargained and sold, and leased, and by these presents do transfer and convey and lease to Martha Lane Tippens (the "Grantee"), Grantee's heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, being more particularly described as follows, to-wit: (the "Property").

Unit No. 240, 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, as amended, of record in Book 6834, page 449, 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 of The Cloister at St. Henry, Phase IB, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Mary Davidson Bell by deed from St. Henry's Property Development, Inc. of record in Book 6602, page 166, Register's Office for Davidson County, Tennessee, the said Mary Davidson Bell having since died.

95 AUG 28 AM 9:43
REGISTER

00093623
IDENTIFICATION REFERENCE

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Martha Lane Tippens
Affiant

Subscribed and sworn to before me this 25 day of August, 1995.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/98

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

3. 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, as amended of record in Book 6834, page 449, 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 Property Development, Inc., dated August 31, 1982, of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee.

5. By-Laws for The Cloister at St. Henry of record in Book 6042, page 650, as amended in Book 6519, page 187, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit 240, 240 Cana Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, for the term of the Grantor's Gound 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's 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.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 25th day of August, 1995.

Theresa Bell Sullivan Co-Executor

THERESA BELL SULLIVAN, CO-EXECUTOR
OF THE ESTATE OF MARY DAVIDSON BELL

Mary Bell Kirkpatrick

MARY BELL KIRKPATRICK, EXECUTOR OF
THE ESTATE OF MARY DAVIDSON BELL

STATE OF TENNESSEE -
COUNTY OF Davidson

Personally appeared before me, Loretta B Lane, Notary Public, Theresa Bell Sullivan, Co-Executor of the Estate of Mary Davidson Bell, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of August, 1995.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE
COUNTY OF Davidson

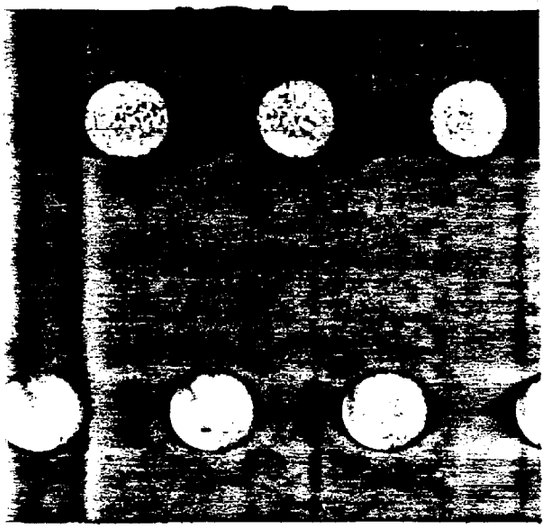
Personally appeared before me Loretta B. Lane, Notary Public, Mary Bell Kirkpatrick, Co-Executor of the Estate of Mary Davidson Bell, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of August, 1995.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/98

5985 08/28 0101 03CHECK 512-50



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

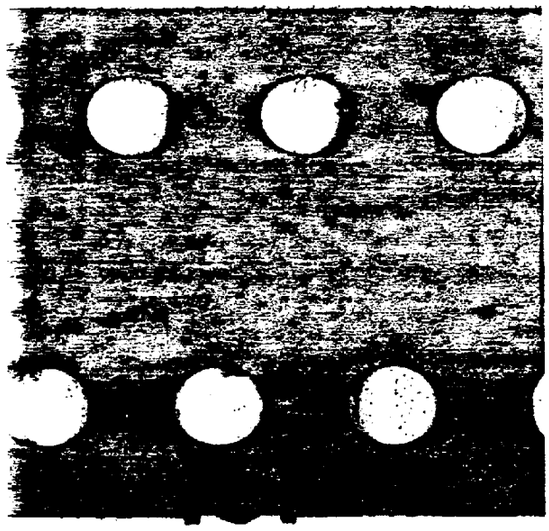
RECEIVED OF _____

FOR _____

BOOK 9774 PG 619

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	135000.00
CON TX	499.50
PRFEE	1.00
WDEED	12.00
TOTAL	512.50
CHECK	512.50

08/28/95 01 09:43:0001 6985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0093623
IDENTIF. & REFERENCE

95 AUG 28 AM 9:43

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 945919