0094002

IDENTIF. & REFERENCE

This property is exempt from
transfer tax.

95 AUG 28 PM 3:08

REGISTER
DAVIDSON CO. TN.

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center, Suite 105
Nashville, TN 37238
00276859 Box 35

BOOK 9775PG530

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE: Send Tax Bills To;	MAP/PARCEL:
Michael P. Thompson 511 Loyola Street Nashville, TN 37205	Third National Bank 201 4th Avenue North Nashville, TN 37219	Map 129-11-0-A Parcel 511

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, Evelyn Nortina Smith Mason and Nortin Richard Smith, Jr., (the "Grantors"), have bargained, sold and leased, and by presents do transfer, convey and lease unto Michael P. Thompson and Perry J. Thompson, Jr., Joint tenants with the right of survivorship (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. 511, 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, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described 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 Book 5200, page 529,

said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Evelyn K. Smith, by deed from Anne C. Broden, of record in Book 7033, 7033, page 965, Register's Office of Davidson County, Tennessee. The said Evelyn K. Smith having since died, devising the herein described property to Evelyn Nortina Smith Mason and Nortin Richard Smith, Jr., by will of record in Will Book 198, page 561, Probate Court for Davidson County, Docket #95P-1039.

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, 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 Mast Deed of record in Book 6071, page 149, Register's Office for Davidson County, Tennessee. Correction of Master Deed in Book 6237, page 660, said Register's Office, and amended to Master Deed in Book 6519, page 187, said Register's Office. Amendment to the By-Laws of record in Book 7590, page 273, 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

6250, page 979, and Plat 5200, page 529, said Register's's Office.

5. Subject to terms and conditions of a 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.

6. Subject to right of others in and to the common areas/elements.

7. Real estate taxes for 1995.

THIS IS IMPROVED PROPERTY known as 511 Loyola Street, 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 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.

WITNESS my hand, this the 23rd day of August, 1995.

Evelyn Nortina Smith Mason
Evelyn Nortina Smith Mason

Nortin Richard Smith Jr.
Nortin Richard Smith Jr.

Michael P. Thompson
Michael P. Thompson

Perry J. Thompson, Jr.
Perry J. Thompson, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Evelyn Nortina Smith Mason 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 23rd day of August, 1995.

Notary Public

My Commission Expires: 11-10-97

LINDA V. JONES NOTARY PUBLIC LARGE WILSON CO. TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State , Nortin Richard Smith, Jr. the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 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, Michael P. Thompson and Perry J. Thompson, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 11-10-97

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