0098276

IDENTIF. & REFERENCE

BOOK 9789 PG 195

This instrument prepared by:
Norman D. Rollins
Kemper & McLemore
144 2nd Avenue, N., Suite 333
Nashville, TN 37201

95 SEP -8 AM 10:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Betty Berg Herbert, Trustee
Affiant

Subscribed and sworn to before me this 8th day of September, 1995.

Notary Public

My commission expires: My Commission Expires MAY 30, 1999

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Betty B. Herbert, Trustee	John Berg	Map 129-11-A
707 Starlit Drive	404 Siena Drive	Parcel 404
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF love and affection, and no monetary consideration by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, JOHN BERG, (the "Grantor") has bargained, sold, and leased, and by these presents does transfer, convey and lease unto BETTY B. HERBERT, Trustee, U/A/D 11/01/92, (the "Grantee"), her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 404 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 being the same property leased to John Berg and wife, Anna Berg, by Sublease and Conveyance of record in Book 6377, Page 261, said Register's Office, the said Anna Berg having since died.

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 1984, which have been prorated between the Grantor and the Grantee and will be paid by the Grantor.

THIS is improved property known as No. 404, 404 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'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. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's 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 8th day of September, 1995.

JOHN BERG, Grantor

John Berg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared JOHN BERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained by signing his name.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8th day of September, 1995.

Barb P. Ferguson

NOTARY PUBLIC

My commission expires:
My Commission Expires MAY 30, 1999