THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Attorney at Law
28 White Bridge Road, Suite 100
Nashville, Tennessee 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Ted A Burkhalter
Affiant

Subscribed and sworn to before me, this 11 day of October, 1995, at Nashville, Tennessee.

Freda K. Swafford
Notary Public

My commission expires: 5/24/97

NOTARY PUBLIC STATE OF TENNESSEE LAW

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Charles J. Elder Living Trust Charles J. Elder, Trustee 309 Cana Circle Nashville, TN 37205	Same as Owner	Map 129-11-A Parcel 309

FOR AND IN CONSIDERATION OF One Dollar, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration CHARLES J. ELDER by these presents does hereby quitclaim and convey unto CHARLES J. ELDER, TRUSTEE, his successors and/or assigns, all rights and interests that he might have in the following described tract or parcel of land:

Being land in Davidson County, Tennessee, being Unit 309 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's, Phase IC, record in Book 6675, Page 173, 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's, Phase IC, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Charles J. Elder from St. Henry's Property Development, Inc. by instrument of record in Book 6596, Page 608, Register's Office for Davidson County, Tennessee.

This conveyance subjects 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's, Phase IC, recorded in Book 6675, Page 173, 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, Registers Office for Davidson County, Tennessee.

4. Real Estate taxes for 1995.

THIS is improved property known as 309 Cana Circle, Nashville, Tennessee 37205.

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 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.

IDENTIFICATION REFERENCE

95 OCT 17 AM 8:42
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7319 10/17 0101 03CHECK 8.00

IN WITNESS WHEREOF I have hereunto set my hands on this the 11th day of OCTOBER 1995

Charles J. Elder
CHARLES J. ELDER, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES J. ELDER, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of October, 1995.

Freda R. Swafford
Notary Public

My commission expires: 5/24/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE