505

THIS INSTRUMENT WAS PREPARED BY
Stokes & Bartholomew
Suite 410, 3310 West End Avenue
Nashville, Tennessee 37203

BOOK 9850 PAGE 311

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel P. Goldberg (NAME)	Southeastern Mortgage of (NAME)	129-11-A-283CO
283 Cana Circle (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5104 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lucille B. Bovet and May L. Titus, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel P. Goldberg and wife, Madelaine B. Goldberg

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 99R 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 1D, of record in Book 6933, page 927, 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 1D, attached as Exhibit"B" to said Master Deed for proper indentification.

BEING the same property conveyed to Lucille B. Boyet and May L. Titus, both unmarried persons, by deed from St. Henry's Property Development, Inc., of record in Book 7297, page 785, Register's Office for Davidson County, Tennessee.

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 6922, page 282, 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

CONTINUED

unimproved ( )
This is improved (X) property, known as 283 Cana Circle, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of October 19 95

Lucille B. Bovet by Hank Gilbreath
Lucille B. Bovet

May L. Titus by Hank Gilbreath
May L. Titus

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LEGAL DESCRIPTION CONTINUATION

Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

STATE OF TENNESSEE
Davidson County

On this 31st day of October, 1995, personally appeared before me, HANK GUDMESTAD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of MAY L. TITUS & LUCILLE B. BOUET and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 31 day of October, 1995.

Notary Public

My commission expires: 5-5-99

95 NOV -3 PM 2:28
DAVIDSON COUNTY, TN.

011952

4653 11/03 0101 03CHECK 451.15



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

RECEIVED OF _____

FOR _____

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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
119500.00
CON TX 442.15
~~PRFEE~~ 1.00
~~MREED~~ 8.00
TOTAL 451.15
CHECK 451.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/95 01 14:30 0001 4653

0119528
IDENTIFICATION REFERENCE

95 NOV -3 PM 2:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 973274