0128616

Box 36

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Esquire
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

95 DEC -4 PM 3:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

BOOK 9877 PG 522

Name and Address of New Owner: **Lillyan B. Patterson** **417 Siena Drive** **Nashville, Tennessee 37205**
Send Tax Bills To: **NEW OWNER**
Street Address of Subject Property: **Map-Parcel No:** **417 Siena Drive** **Map 129-11 A** **Nashville, Tennessee 37205** **Parcel 417 CO**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LOUISE D. CHEATHAM, A WIDOW,** hereinafter called **"GRANTOR,"** has bargained, sold and leased, and by these presents does transfer, convey and lease unto **LILLYAN B. PATTERSON,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows:

Unit No. 417 created under Title 68, 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 1B, 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's, Phase 1B attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property leased to Louise D. Cheatham, a widow, by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 6426, page 963, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in Master Deed of record in Book 6237, page 665, as amended in Book 6519, page 187, Book 6834, page 449, Book

7590, page 273 and Book 9269, page 285, Register's Office for Davidson County, Tennessee, and Bylaws for The Cloister at St. Henry's of record in Book 6042, page 650, said Register's Office;

2. Ground Lease which expires September 14, 2043, of record in Book 6208, page 137, said Register's Office;

3. Resolution for The Cloister at St. Henry's of record in Book 6527, page 700, said Register's Office; and

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157, said Register's Office.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her 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 said 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 under said Ground Lease, including payment of all real estate taxes assessed against land and buildings.

WITNESS my hand this 30th day of November, 1995.

Louise D. Cheatham

Louise D. Cheatham by Lois C. Holt as her Attorney-in-Fact

by Lois C. Holt

BOOK 9877 PG 524

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersiged, a Notary Public in and for said County and State, the within named Lois C. Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Louise D. Cheatham as her Attorney-in-Fact, as the free act and deed of the within named Louise D. Cheatham.

Witness my hand this 30th day of November, 1995.

Notary Public

My Commission Expires:_____

DAVID B. HERBERT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 1995.

NOTARY PUBLIC

My commission expires:_____

DAVID B. HERBERT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

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