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BANKERS TITLE & ESCROW CORPORATION
[illegible] West End Avenue #Floor 4
[illegible]LLE, TENNESSEE 37203
([illegible]) 242-5900

This instrument prepared by:
James M. Swiggart, No. 3716
Attorney at Law
6145 Chickering Court
Nashville, Tennessee, 37215

BOOK 9915PG109

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Lurene R Steinhouse
Affiant

Subscribed and sworn to before me this ___ day of January, 1996.

Notary Public

My commission expires _____

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner	Send Tax Bills to:	Map and Parcel
Clarence L. Steinhouse and wife Lurene R. Steinhouse 809 Marquette Drive Nashville, Tennessee, 37205	NEW OWNER	Map 129-11-A Parcel 809

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED, TWENTY FIVE THOUSAND DOLLARS ($125,000), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, the undersigned Kathryn S. Pilcher, individually and as Trustee of the Marital Fund, and David M. Pilcher and Eugene Culler Pilcher, Trustees of the Family Fund (the Grantor) have bargained, sold and leased, and by these presents does transfer, convey and lease unto ***Clarence L. Steinhouse and wife, Lurene R. Steinhouse***, (the Grantees) their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 114L 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 ID, of record in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, 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 ID, attached as Exhibit "B" to said Master Deed as amended for proper identification.

Being part of the property leased to St. Henry's Property Development, Inc. By Ground Lease of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Matthew B. Pilcher and wife, Kathryn S. Pilcher by deed from St. Henry's Property Development, Inc. of record in Book 7510, page 275, and conveyed to the Matthew B. Pilcher Kathryn S. Pilcher Living Trust by Quit Claim deed dated December 2, 1993, of record in Book 9178, page 744, both in the Register's Office for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Sections 66-27-101 *et seq.*

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for the Cloister at St. Henry, Phase ID, recorded in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, 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

3. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

4. Matters shown on the plan of Fifth Revision of the Cloister at St. Henry, Phase ID, of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, of record in Book 6862, page 384 Register's Office for Davidson County, Tennessee.

This is improved property known as 809 Marquette Dr., Nashville, Tennessee, 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns for the term of the said ground lease of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

Grantees understand that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantees of the above described condominium apartment for the full term of the above described 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, Grantees agree to assume jointly with the Cloister Owners' Association all obligations of the Grantor under the said ground lease including the payment of all real estate taxes assessed against both land and buildings.

In regard to the Matthew B. Pilcher Kathryn S. Pilcher Living Trust, the Trust Document states that upon the death of one of the two grantors, the Trust shall be divided into two portions to be designated the Marital Fund and the Family Fund. Matthew B. Pilcher having died on August 11, 1994, the sole Trustee of the Marital Fund is, according to the Trust document, Kathryn S. Pilcher and the Trustees of the Family Fund are David Pilcher and Eugene Culler Pilcher. The instant property has not been formerly allocated to either Trust and all of the said Trustees join in this conveyance.

WITNESS OUR HANDS this 5 day of January, 1996, at Nashville, Tennessee.

Kathryn S. Pilcher
Kathryn S Pilcher

The Marital Deduction Trust

By Kathryn S Pilcher
Trustee

The Family Trust

By David M. Pilcher

By Eugene C. Pilcher
Trustees

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State of Tennessee and County aforesaid, personally appeared KATHRYN S. PILCHER, with whom I am personally acquainted and who, upon oath, acknowledged that she signed the foregoing instrument, personally and as Trustee, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of January, 1996.

Notary Public

My commission expires: 5-5-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State of Tennessee and County aforesaid, personally appeared DAVID M. PILCHER, with whom I am personally acquainted and who, upon oath, acknowledged that he signed the foregoing instrument as Trustee of the Family Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of January, 1996.

Notary Public

My commission expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State of Tennessee and County aforesaid, personally appeared EUGENE CULLER PILCHER, with whom I am personally acquainted and who, upon oath, acknowledged that he signed the foregoing instrument as Trustee of the Family Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of January, 1996.

Notary Public

My commission expires: 5-5-99

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IDENTIF. # REFERENCE

96 JAN 11 PM 12:27
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.