THIS INSTRUMENT PREPARED BY: Clark H. Tidwell, Lassiter, Tidwell & Hildebrand, 213 Fifth Avenue, North, Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is grater, for this transfer, is $100,000.00.

Affiant

Subscribed and sworn to before me this the 6th day of February, 1996.

Notary Public

My Commission Expires: 8-23-97

014275

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Rosetta Conley 409 Siena Drive Nashville, TN 37205	--Same--	Map 129-11-A Parcel 409

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, MARY ANTONETTE WILK HALL, Executrix for the ESTATE OF WILLIAM COLEMAN EVANS (the "Grantor"), has bargained, sold and leased, and by these presents does transfer, convey and leases unto ROSETTA CONLEY (the "Grantee"), her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 409 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Mater 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 conveyed to William C. Evans and wife, Eleanor M. Evans, from St. Henry's Property Development, Inc. of record in Book 6332, page 695, from Register's Office for Davidson County, Tennessee.

Eleanor M. Evans, having died in September, 1985, and said property having vested in William C. Evans as surviving joint tenant.

William C. Evans having died on November 2, 1995, whose will was probated on November 20, 1995, in the Probate Court of Davidson County under Docket No. 96P1867.

William C. Evans and William Coleman Evans are one and the same person.

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 in the Master Deed for The Cloister at St. Henry, Phase IB, recorded in Box 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 1996, which have been prorated between the Grantor and the Grantee, and will be paid by the Grantee.

THIS is improved property known as No. 409, 409 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 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 the 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 the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand this the 6th day of February, 1996.

GRANTOR:

ESTATE OF WILLIAM COLEMAN EVANS

By: Mary Antonette Wilk Hall
Mary Antonette Wilk Hall,
Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Mary Antonette Wilk Hall, with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of William Coleman Evans, and that she as such Executrix executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6th day of February, 1996.

Linda Gayle Carl
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires:

5-23-98

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