0117443
IDENTIFICATION REFERENCE

File 13772 File Box 9B
(First Title & Escrow)

This Instrument Prepared By:
George E. Mudter, Jr., Esquire
229 Ward Circle, C-11
Brentwood, TN 37027

BOOK 10024 PG 12

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER: LEROY E. SMITH 245 CANA CIRCLE NASHVILLE, TN 37205	SEND TAX BILL TO: NEW OWNER	MAP 129-11A PARCEL 245 F.B. 9DZ72864

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, MARY KATHRYN MULLOY GRIFFIN, unmarried, hereinafter called Grantor, has bargained, sold, and leased, and by these presents does transfer, convey and lease unto LEROY E. SMITH, unmarried, hereinafter called Grantee, his heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 245, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase I-B, a horizontal property regime established by Master Deed, of record in Book 6237, page 665, amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase 1-D Fifth Revision The Cloister at St. Henry of record in Plat Book 6250, page 979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Kathryn Mulloy Griffin by deed from Patrick J. McRedmond and wife, Ann Marie Redmond of record in Book 6858, page 794, said Register's Office.

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 contained in the Master Deed for The Cloister at St. Henry, Phase 1B, recorded in Book 6237, page 665, amended in Book 6834, page 449, and the By-Laws of The Cloister at St. Henry, Phase 1A, recorded in Book 6042, page 650, amended in Book 6519, page 187, Book 7590, page 273, and in Book 9269, page 285, Charter of record in Book 6076, page 203, said Register's Office.

(3) Sanitary sewer and/or storm drainage easement of record in Book 4191, page 157, said Register's Office.

(4) Storm Water Detention Agreement of record in Book 6145, page 293, and in Book 6824, page 870, said Register's Office.

(5) Terms and Conditions of Ground Lease of record in Book 6208, page 137, said Register's Office (the "Ground Lease".

This is improved property known as Unit No. 245, 245 Cana Circle, 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 heirs and assigns, for the term of the Ground Lease, 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 descripbed condominium apartment for the full term of said Ground Lease and any extension thereof, and a conveyance by Grantor of all her right, title and interest in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with the Cloister Owner's Association all obligations of Grantor under said Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this 18th day of April, 1996.

Mary Kathryn Mulloy Griffin
MARY KATHRYN MULLOY GRIFFIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Kathryn Mulloy Griffin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18th day of April, 1996.

Notary Public

My Commission Expires:

11/20/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $117,500.00.

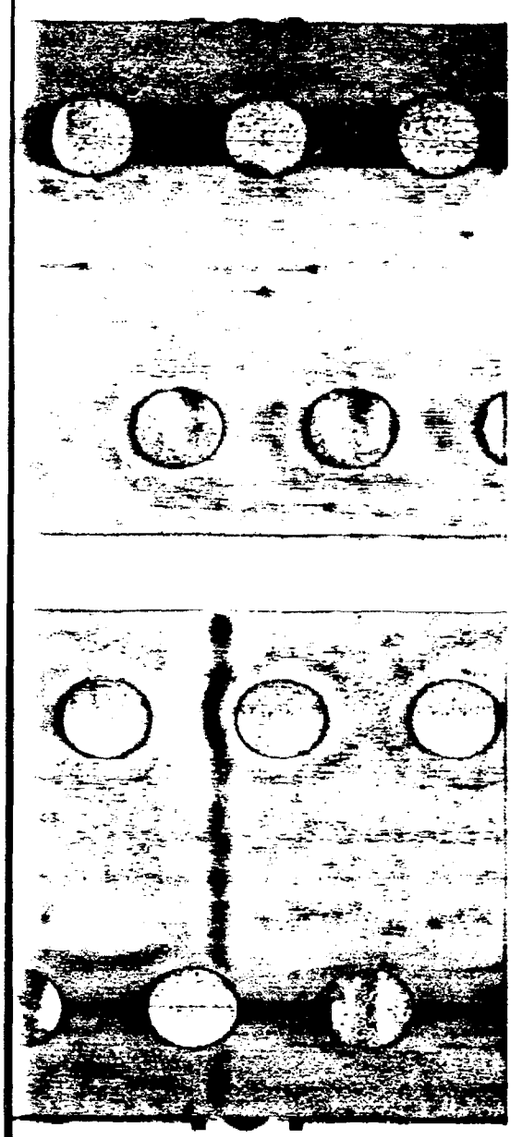
Kerry E. Smith
Affiant

Subscribed before me this 18th day of April, 1996.

Notary Public

My Commission Expires:

11/20/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10024 PG 15

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
				107500 00
				434 75
				1 00
				12 00
				447 75
				447 75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174143

IDENTIF. # REFERENCE

96 APR 23 AM 10:24

DAVIDSON COUNTY, TN

No. 1031404