FILE NO. 34481
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 1996

Notary Public

MY COMMISSION EXPIRES: 3-25-98

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

BOOK 10031 PG 336

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HELEN W. BRATCHER	S A M E	129-110-A-102
(NAME)	(NAME)	
102 Cloister Drive		9DZ 12606
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 I, MYRTLE J. KELLEY, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ~~UNTO~~ A LEASE HOLD INTEREST UNTO HELEN W. BRATCHER

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:

BEING Unit No. 102 created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, Page 529, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to John W. Kelley, Sr., and wife, Myrtle J. Kelley by Sublease and Conveyance of Condominium Apartment, from St. Henry's Property Development, Inc., of record in Book 6074, Page 161, Register's Office for Davidson County, Tennessee. The said John W. Kelley, Sr., having since died.

THIS CONVEYANCE AND LEASE IS SUBJECT TO THE FOLLOWING:

1. Provisions of Tennessee Code Annotated, Section 64-2701, et seq.
2. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and Bylaws for The Cloister at St. Henry, recorded in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149, 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.

continued.... over

unimproved ( )
This is improved (X) property, known as 102 Cloister Drive, 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 my hand this 19th day of April, 1996

X Myrtle J Kelley
MYRTLE J. KELLEY

BOOK 10031 PG 337

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MYRTLE J. KELLEY, A Widow

the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 19 96.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

0176353

IDENTIF. & REFERENCE

96 APR 30 AM 11:15

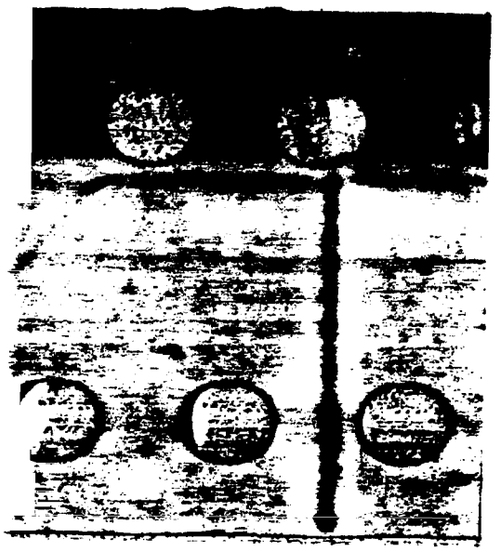
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

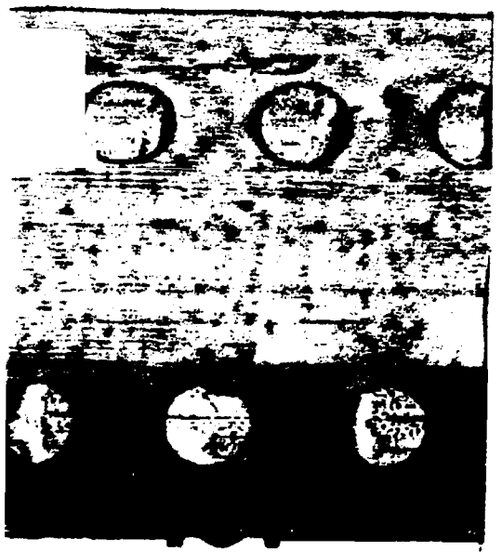
Continued from page 1

* 4. Real estate taxes for 1996, which have been prorated between Grantor and Grantee and will be paid by Grantor.

5. Easements and other matters of record in Plat Book 5200, Page 455, and Plat Book 5200, Page 529, Register's Office for Davidson County, Tennessee.

0757 04/30 0101 03CHECK 440.05





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

RECEIVED OF _____ BOOK 10031 PG 338

FOR _____

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
116500.00
CON TX 431.05
PRFEE 1.00
WDEED 8.00
TOTAL 440.05
CHECK 440.05

04/30/96 01 11:19 0001 5757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176353
IDENTIF. ↑ REFERENCE

96 APR 30 AM 11:15
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1033801