File Box 51-A

ADDRESS NEW OWNER	MAP-PARCEL NUMBER
Frances M. Tucker 520 Loyola Drive Nashville, Tennessee 37205	129-11-A-520 10084 PG 491
SEND TAX BILLS TO	**ADDRESS OF MORTGAGEE**
* New Owner *	First American National Bank First American Center Nashville, TN 37237
This instrument prepared by Stewart F. Kresge, Attorney at Law, 2300 21st Avenue South, Nashville, Tennessee 37212.	

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Sara Rosalie Webb, unmarried (hereinafter called "Grantor"), has bargained, sold and leased by these presents do transfer, convey and lease unto Frances M. Tucker, unmarried, (hereinafter called "Grantee"), her successors and assigns, a certain Condominium Apartment in Davidson County, State of Tennessee, described as follows:

Unit No. 520 created under Title 66, Chapter 27, Section 101, *et seq.*, as amended, Tennessee Code Annotated, (T.C.A. §§66-27-101 *et seq.*) and as established by the Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, page 665, and as amended in Book 6519, page 187, and in Book 6834, page 449, and as further clarified in Book 6527, page 700, 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 as amended and clarified. 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 the same property conveyed and sub-leased to Sara Rosalie Webb by Sublease and Conveyance of Condominium Apartment of record in Book 7956, page 847, Register's Office for Davidson County, Tennessee.

This conveyance and sublease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, *et seq.* ("Tennessee Horizontal Property Act"), and all provisions and requirements thereof; the By-Laws for the administration thereof; all easements, rights and interest in favor of other unit owners and sublessees and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed hereinabove referenced as same may have been amended and clairified and the amended and restated By-Laws referenced below.

2. All matters as shown on the plan of record in Book 6250, page 585, Register's Office for Davidson County, Tennessee.

3. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase IB, recorded in Book 6237, page 665, Register's Office for Davidson County, Tennessee, and the Bylaws for the Cloister at St. Henry's, recorded in Book 6042, page 650, as amended in Book 6519, page 187, and Book 7590, page 273, respectively, and the amended and restated Bylaws for The Cloister at St. Henry's, of record in Book 9269, page 285, Register's Office for Davidson County, Tennessee.

4. Subject to terms and conditions of a Ground Lease by and between James D. Niedergreses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee.

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

6. Those items as shown on the plan of the first revision of The Cloister at St. Henry of record in Book 5200, page 676, Register's Office for Davidson County, Tennessee.

7. Real estate taxes for 1996.

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This is improved property known as No. 520, 520 Loyola 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 Grantor's Ground Lease of record in Book 6596, page 608, 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 Grantor's 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 Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

Witness my hand this 12th day of June, 1996.

Sara Rosalie Webb
SARA ROSALIE WEBB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $123,000.00.

Frances M. Ducker
Affiant

Subscribed and sworn to before me this 12th day of June, 1996.

Adam R. Smith
Notary Public

My Commission Expires: June 19, 1999

ADAM R. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Sara Rosalie Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 12th day of June, 1996.

Adam R. Smith
Notary Public

My Commission Expires: June 19, 1999

ADAM R. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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DAVIDSON COUNTY, TN.

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IDENTIFICATION REFERENCE

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