BOOK 10193 PG 681

THIS INSTRUMENT PREPARED BY:
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SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL:
Bettie M. Boles 513 Loyola Drive Nashville, TN 37025	Owner	Map 129-11A Parcel 513

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Keith Nelson Willis as devisee under the will of Blanche S. Tweedy (the "Grantors"), has bargained, sold and leased, and by these presents does transfer, convey and lease unto Bettie M. Boles (the "Grantees"), her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 513 created under Title 66, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annotated, and as amended to Master Deed of record in Book6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149 and Book 6237, Page 660, and modified by resolution of record 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 described in said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, Page 455, revised in Book 5200, Page 656 and Book 6250, Page 924, said Register's Office for a more complete indentification and description of such unit.

Being the same property conveyed to Blanch S. Tweedy by

Sublease and Conveyance Deed from Mary P. Barbour, Unmarried of record in Book 7693, Page 643, Register's Office for Davidson County, Tennessee. The said Blanche S. Tweedy having since died and her will being of record in Will Book 203, Page 31 in the Probate Court for Davidson County, Tennessee.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

1. Taxes for 1996: A lien, but not yet due and payable.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed and By-Laws for The Cloister at St. Henry, recorded in Book 6042, page 602, as amended by Amendment to Master Deed of record Book 6071, Page 149 Register's Office for Davidson County, Tennessee. Correction of Master Deed in Book 6237, Page 660, said Register's Office, and amendment to Master Deed in Book 6519, Page 187, Book 6527, Page 700 and Book 7590, Page 273, said Register's Office.

3. Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, Page 870, said Register's Office.

4. Deed of Conveyance for water mains of record Book 6065, Page 127, said Register's Office.

5. Deed of Conveyance for sanitary sewers of record in Book 6065, Page 132, said Register's Office.

6. Sanitary Sewer and/or Storm Easement of record in Book 4191, Page 157, said Register's Office.

7. Easements and other matters of record in Plat Book 5200, Page 455, as revised in Plat Book 5200, Page 529, Plat Book 5200,

Page 656, and Plat Book 6250, Page 924, said Register's Office.

8. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Development, Inc., dated August 31, 1982, of record in Book 5961, Page 657, Register's Office for Davidson County, Tennessee.

9. Subject to rights of others in an to the common areas/ elements.

THIS IS IMPROVED PROPERTY known as 513 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 Ground Lease, of record in Book 5961, page 657, 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.

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WITNESS my hand, this the 12th day of September, 1996.

Keith Nelson Willis

Bettie M. Boles

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Nelson Willis, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 1996.

Notary Public Linda V. Jones

My Commission Expires: 11-10-97

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bettie M. Boles, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and offical seal in Nashville, Tennessee on this the 12th day of September, 1996.

Notary Public Linda V. Jones

My Commission Expires: 11-10-97

96 SEP 13 PM 3:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

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