(615) 385-2804 **THIS INSTRUMENT WAS PREPARED BY** TN SupCt #003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Richard B. Sims etux (NAME)	Owners at same address (NAME)	129-11-A-700-CO
700 Mt. Carmel Pl. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9DZ-73118
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

I, Dorothy J. Beesley, an unmarried person

hereinafter called "Grantor", has bargained, sold and leased by these presents do transfer, convey, and lease unto

Richard B. Sims and wife, Grace E. Sims

hereinafter called "Grantee", their successors and assigns, the herein described property, to wit:

Land in Davidson County, Tennessee, and being Unit No. 700 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase IC, as of record at Book 6675, page 173, Register's Office for said County, 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 IC, attached as Exhibit "B" to said Master Deed for proper identification.

Being all the same property conveyed to the grantor herein by Sublease And Conveyance of Condominium Apartment as of record at Book 6880, and page 964, said Register's Office.

This conveyance and sublease is subject to the following:

1. Provisions of T.C.A. Section 64-27-101, et seq. ("Tennessee Horizontal Property Act") and all prvisions 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 herein referenced as well as the amended and restated By-Laws also herein referenced.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed as of record at Book 6675, page 173, and the amended and restated By-laws of record at Book 9269, page 285, all said Register's Office.

3. Subject to the terms and conditions of a Ground Lease as of record at Book 6596, page 608 said Register's Office.

4. Sewer easement at Book 4191, page 157, said Register's Office.

5. Those items as shown on the plan of the first revision of The Cloister at St. Henry of record at Book 5200, page 676, said Register's Office.

6. 1996 property taxes in the amount of $1,023.75, and back taxes, are PAID IN FULL as listed to Map-Parcel: 129-11-A-700-CO; Field Book Number 9DZ-73118; at the street address of 700 Mt. Carmel Pl., Nashville, TN 37205.

BOOK 10279 PG 775

1828 12/04 0101 03CHECK 497.40

This is ___IMPROVED property known as: 700 Mt. Carmel Pl.
Nashville, TN 37205

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his, her, or their heirs and assigns for the term of the Grantor's Ground Lease of record at Book 6596, page 608, Register's Office for Davidson County, Tennessee, and any extensions 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 herein described real estate or property 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 said real estate or property. 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 our hand(s) this 3rd day of December, 1996.

Dorothy J. Beesley, Grantor

Richard B. Sims, Grantee
To Acknowledge Acceptances

Grace E. Sims, Grantee
To Acknowledge Acceptances

STATE OF Tennessee :
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Dorothy J. Beesley, Grantor, and Richard B. Sims and wife, Grace E. Sims, Grantee the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the pruposes therein contained. WITNESS my hand and official seal at office in said County and State on December 3, 1996.

My comm. expires: 11-27-99

Notary Public

STATE OF Tennessee :
COUNTY OF Davidson :

The actual value or consideration, whichever is greater for this transfer is $ 132,000.00.

Affiant

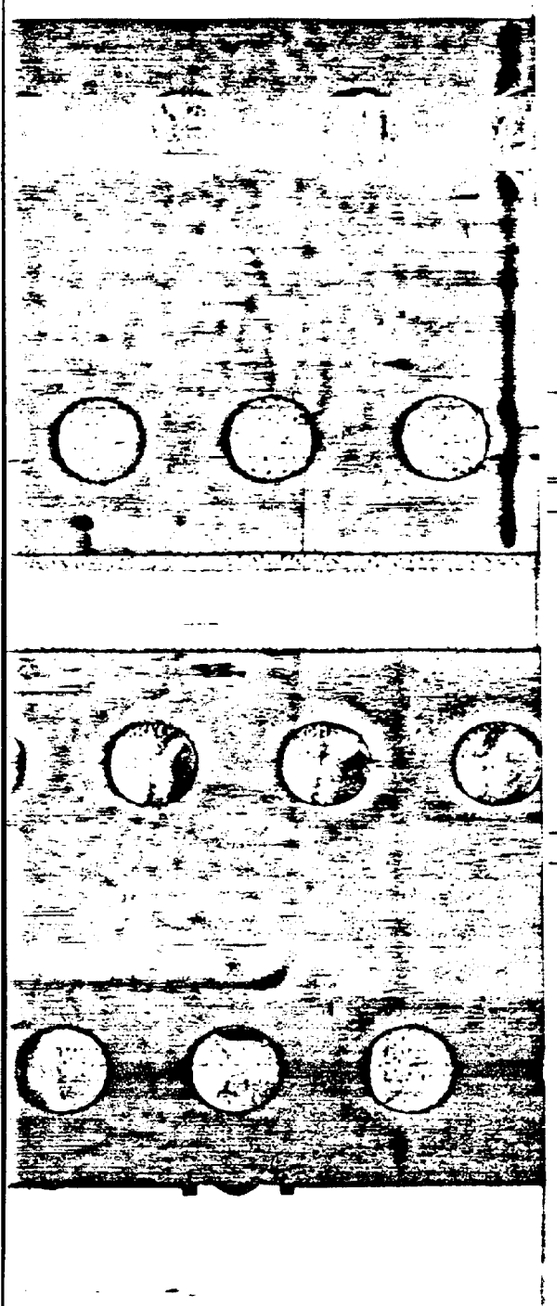
Sworn to and subscribed before me on December 3, 1996.

Notary Public

My Commission Expires: 11-27-99

0252463
IDENTIF. ↑ REFERENCE
96 DEC -4 AM 10:08
ALIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10279 PG 776

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
132000.00
CON TX 488.40
PRFEE 1.00
MTGFEE 8.00
TOTAL 497.40
CHECK 497.40
12/04/96 01 10:09 0001 1828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252463
IDENTIF. ↑ REFERENCE

96 DEC -4 AM 10:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094491