Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

BOOK 10325 PG 241

39-B
File #96-1237

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gertrude Cramer Pittinger, a widow**, hereinafter called the **Grantor**, has bargained and sold and subleased, and by these presents does hereby transfer and convey and sublease unto **Imogene C. Shea,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. 514 created under Title 66 Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by the Master Deed for the Cloisters at St. Henry, Phase IB, of record in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, together with the undivided 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 Cloisters at St, Henry, Phase IB, attached as Exhibit "B" to said Master deed for proper identification.

Being the same property leased to Gertrude Cramer Pittinger by document of record in Book 6237, Page 720, and rerecorded in Book 6240, Page 700, RODC.

This conveyance is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-2701, et seq.

2. 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, recorded in Book 6042, Page 650, Register's Office for Davidson County, Tennessee.

3. Matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 514 Loyola Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said Condominium Apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, for the term of the Ground Lease of record in Book 6208, Page 137, 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 Owner's Association all obligations of the Grantor under said Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS THE EXECUTION HEREOF this 15th day of January, 1997

Gertrude Cramer Pittinger

Gertrude Cramer Pittinger

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State of Tennessee)
County of Davidson)

On this the 15th day of January, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Gertrude Cramer Pittinger**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140.00

Imogene C Shea
Affiant

Sworn and subscribed before me on this the 15th day of January, 1997.

Notary Public

My Commission Expires: 5-5-99

0265770
IDENTIF. ↑ REFERENCE

97 JAN 21 PM 3:16
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6536 01/21 010 [illegible] CHECK
8.00

NEW OWNER:
Imogene C. Shea
514 Loyola Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
129-11-A-CO