BOOK 10332 PG 703

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IDENTIF. ↑ REFERENCE
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DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
414 Union Street
Nashville, TN 37219

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL:
Arand George Deroche 427 Siena Drive Nashville, TN 37205	CTX MORTGAGE COMPANY P O BOX 199077 DALLAS, TX 75219-9077	Map 129-11-A Parcel 427

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, Elizabeth L. Yoos, Unmarried (the "Grantors"), has bargained, sold and leased, and by these presents does transfer, convey and lease unto Arand George Deroche (the "Grantees"), his heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 427, 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 IB, of record in Book 6237, page 665, 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. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase IB, attached as Exhibit "B" to said Deed for proper identification.
>
> Being the same property conveyed to Elizabeth

L. Yoos, a widow, by Sublease and Conveyance of Condominium Apartment of record in Book 6444, Page 411, Register's Office of Davidson County, Tennessee.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

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1. Provisions of Tennessee Code Annotated, Section 64-27-101, 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, of record in Book 6237, page 665, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, of record in Book 6042, page 650 as amended in Book 6519, Page 187, in said Register's Office.

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

4. 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 6208, page 137, Register's Office for Davidson County, Tennessee.

5. Resolution of record in Book 6527, Page 700, said Register's Office.

6. An amended and corrected Master Deed of record in Book

6834, Page 449, Register's Office for Davidson County, Tennessee.

7.Easements and other matters of record in Plat Book 5200, 455, and Plat 5200, Page 529, said Register's Office.

8. Subject to rights of others in and to the common areas/elements.

9. Real estate taxes for 1997.

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THIS IS IMPROVED PROPERTY known as 427 Siena 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 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 Owners' Association all obligations of the Grantor under the Ground Lease, including payment of all real estate taxes assessed against both land and

buildings.

WITNESS our hand, this the 24th day of January, 1997.

Elizabeth L. Yoos

Arand George Deroche
By: George Mark Deroche, Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth L. Yoos, 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 official seal at Nashville, Tennessee, this 24th day of January, 1997.

Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires:
11-10-97

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared George Mark Deoche, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Arand George Deroche and acknowledged that he executed the same as the free act and deed of said Arand George Deroche.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 1997.

Notary Public

My Commission Expires:
9/23/2000

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
September 23, 2000

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