File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

BOOK 10428 PG 317

ADDRESS NEW OWNER:
Anna B. Varley
815 Marquette Drive
Nashville, TN 37205

SEND TAX BILL:
To Owner

MORTGAGEE:
None

MAP AND PARCEL:
MAP 129-11-0-A
GROUP
PARCEL13.00 (CO)

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Theresa Scott Carter, Trustee of The Theresa Scott Carter Revocable Living Trust**, hereinafter called the Grantor, have bargained, sold and leased by these presents do transfer, convey and lease unto **Anna B. Varley, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain Condominium Apartment in Davidson County, State of Tennessee, described as follows, to wit:

> Unit No. 113R created under Title 66, Chapter 27, Section 27, Section 101, et seq., as amended , Tennessee Code Annotated, and as established by Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, 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 ID, attached as Exhibit "B" to said Master Deed for proper identification.
>
> BEING the same property conveyed to The Theresa Scott Carter Revocable Living Trust by Quitclaim Deed from Theresa Scott Carter, as of record in Book 9624, page 860, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 113R, The Cloister at St. Henry, 815 Marquette Drive, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises, including, but not limited to the following, to-wit:

1. The provisions of Tennessee Code Annotated, § 67-27-101 *et seq.*

2. The conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase ID, Recorded in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, Register's Office for Davidson County, Tennessee, and the By-Laws for The Cloister at St. Henry, recorded in Book 6042, page 650, and as amended in Book 6519, page 187, Book 7590, page 273, and Book 9269, page 285, Register's Office for Davidson County, Tennessee.

3. The 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., as of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee.

4. A sanitary sewer and/or storm drainage easement, as of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

5. A Storm Water Detention Agreement, as of record in Book 6862, page 384, Register's Office for Davidson County, Tennessee.

6. All matters shown on the Plan of the Fifth Revision of The Cloister at St. Henry, Phase, ID, as of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee.

6. Property taxes for the year 1997.

TO HAVE AND TO HOLD the said condominium apartment, together with the appurtenances, estate, title and interest thereto belonging to the said Anna B. Varley, unmarried, her heirs and assigns, for the term of the Ground Lease of Theresa Scott Carter which is of record in Book 7442, page 5, Register's Office for Davidson County, Tennessee, and any extension thereof but not further, and;

I, Theresa Scott Carter, Trustee of The Theresa Scott Carter Revocable Living Trust, do covenant with the said Grantee that I am lawfully seized and possessed of all of the interest of said Ground Lease, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said Ground Lease to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Grantee understands that the Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by the Grantor to Grantee of the above described condominium apartment for the full term of Theresa Scott Carter's Ground Lease and any extensions thereof, and a conveyance by Grantor of all right, title and interest of Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume with The Cloister Owners' Association all obligations of the Grantor under the Ground Lease of Theresa Scott Carter, including payment of all real estate taxes assessed against both land and buildings.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of April, 1997.

The Theresa Scott Carter Revocable Living Trust

By: Theresa Scott Carter Trustee
Theresa Scott Carter, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

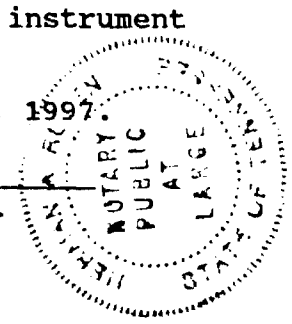
BOOK 10426 PG 319

Personally appeared before me, **Theresa Scott Carter**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of The Theresa Scott Carter Revocable Trust** and is authorized to execute this instrument on behalf of the said Trust.

Witness my hand, at office this 22nd day of April, 1997.

Herman A. Reuben
Notary Public

My Commission Expires: July 24, 1999



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $119,000.00.

Theresa S. Carter
AFFIANT

Subscribed and sworn to before me
this 22nd day of April, 1997.

Herman A. Reuben
NOTARY PUBLIC

My Commission Expires: July 24, 1999

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97182
IDENTIFICATION EVIDENCE
97 APR 23 PM 2:20
REGISTER OF DEEDS
DAVIDSON COUNTY, TN
2525 04/23 0101 03DEED 12.00