BK/57

THIS INSTRUMENT PREPARED BY:
LEHMAN LAND TITLE, INC.
5211 MARYLAND WAY, STE 1060
BRENTWOOD, TN 37027

BOOK 10731 PG 641

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $148,474.00

Evelyn M Rodgers
Affiant

Subscribed and sworn to before me this 17th day of December, 1997.

Notary Public

My Commission Expires 10-16-99

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Patrick J. & Ann Marie McRedmond 313 Cana Circle Nashville, TN 37205	S A M E	129-11A-313CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Madelyne R. Koban, unmarried, (the "Grantor") has bargained, sold and conveyed all her rights, title and interest, and by these presents does transfer and convey all her rights, title and interest unto Patrick J. McRedmond and wife, Ann Marie McRedmond (the "Grantee"), their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTION

This conveyance and lease is subject to the following:

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 IC, of record in Book 6675, page 173, 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. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

4. Real Estate taxes for 1997 which have been prorated and assumed by Grantee.

THIS is improved property known as No. 313, 313 Cana Circle, 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, his, her or their heirs and assigns for the term of the Ground Lease to St. Henry's Property Development, Inc. of record in Book 6596, page 608, 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 to Grantee of the above described condominium apartment for the full term of The Ground Lease to St. Henry's Property Development, Inc. and any extension thereof, and a conveyance by Grantor of all his right, title and interest 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 and St. Henry's Property Development, Inc. under the Ground Lease to St. Henry's Property Development, Inc., including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 17th day of December, 1997.

Madelyne R. Koban

By: _____
Michael A. Koban, Jr., as Attorney-in-Fact
for Madelyne R. Koban

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Koban, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Madelyne R. Koban, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Madelyne R. Koban. WITNESS my hand and official seal at Brentwood, Tennessee, December 17, 1997.

Brenda R Behrens
Notary Public

My commission expires:
3/6/99

UNIT No. 313 created under Title 66, Chapter 27, section 101, et seq., as amended, Tennessee Coded Annotated, and as established by the Master Deed for the Cloister at St. Henry, Phase IC, of record in Book 6675, Page 173, 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 IC, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Madelyne R. Koban by deed from Rupert W. Leslie, unmarried of record in Book 10636, page 990, Register's Office for Davidson County, Tennessee.

0333064
IDENTIFICATION REFERENCE
97 DEC 23 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
4418 12/23 0101 03CHECK 562.35

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10731 PG 644

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 148474.00
CON TX 549.35
PRFEE 1.00
WDEED 12.00
TOTAL 562.35
CHECK 562.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/23/97 01 08:58 0001 4418

0383064
IDENTIF. A REFERENCE

97 DEC 23 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235137