This instrument prepared by
John J. Archer, Atty., 300 Jas. Robertson Pky., 3rd Floor, Nashville, TN 37201

mail

This transfer is exempt from recordation/transfer tax under authority of T.C.A. § 67-4-409(a)(2).

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL ID
Dorothy Dean Storey 265 Cana Circle Nashville, TN 37205	Same	129-11-A-265

ASSIGNMENT AND CONVEYANCE OF LEASEHOLD ESTATE

For good and valuable consideration paid and received, the Grantor, MARY MELBOURNE CLEMENTS, unmarried, has bargained and sold, and by these presents does transfer, assign, and convey unto the Grantee, DOROTHY DEAN STOREY, all right, title, interest and estate of the Grantor in and to the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Unit No. 265 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, 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 leased to Mary Melbourne Clements by sublease and conveyance of condominium apartment from St. Henry's Property Development, Inc., of record in Book 6808, page 130, said Register's Office.

PROPERTY ADDRESS: The property is improved property known as 265 Cana Circle, Nashville, TN 37205.

Said property is conveyed subject to: (1) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee; (2) Conditions and items as shown on the Plan of the first revision of The Cloister at St. Henry, of record in Book 5200, page 676, said Register's Office; (3) The terms and conditions of the Ground Lease between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Property Development, Inc., dated June 3, 1985, of record in Book 6596, page 608, said Register's Office; (4) The provisions of the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, of record in Book 6675, page 173, said Register's Office; (3) The provisions of the Bylaws for The Cloister at St. Henry, as amended, of record in Book 9269, page 285, said Register's Office; (5) The provisions of T.C.A. §§ 66-27-101, *et seq.*, as amended; and (5) The lien of *ad valorem* taxes for the year 1998, which have been prorated and assumed by the Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her representatives and assigns, for and during the term of the said Ground Lease of record in Book 6596, page 608, said Register's Office, and any extensions or renewals thereof. And the Grantor does covenant with the Grantee that the Grantor is lawfully possessed of the leasehold estate in said

land, has a good right to assign and convey it, and that the same is unencumbered except as stated above. And the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to the said leasehold estate to the Grantee, her representatives and assigns, against the lawful claims of all persons whomsoever.

The Grantee acknowledges that Grantor is not conveying said real property in fee simple to Grantee, but that Grantor is assigning and conveying the Grantor's entire leasehold estate in said land and all interest and title of Grantor in and to the improvements thereon, together with any and all rights that Grantor may have to extend the duration of the leasehold estate through extension or renewal of the lease term.

Witness my hand this 25 day of February, 1998.

Mary Melbourne Clements by George L. Clements

MARY MELBOURNE CLEMENTS
by GEORGE L. CLEMENTS, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of February, 1998, before me personally appeared GEORGE L. CLEMENTS, with whom I am personally acquainted (or whose identity was established by satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for MARY MELBOURNE CLEMENTS, unmarried, the maker of this instrument, and is authorized by the maker to execute this instrument on behalf of the maker. I certify that I am a Notary Public authorized to act and now acting within and for the State above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission
expires: 09/29/2001

Notary Public

JOHN J. ARCHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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