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FROM: Stephen C. Baker, Trustee

BOOK 10980 PAGE 331

TO: Don R. Hays, Trustee

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Don R. Hays, Trustee 434 Sienna Dr. Nashville, Tenn. 37205	(Same)	Map 129-11-A Parcel 434

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $121,000.00.

Don R. Hays
Affiant

Subscribed and sworn to before me, this the 17th day of June, 1998.

Notary Public

My Comm. Expires: 9/18/99

NOTARY PUBLIC STATE OF TENNESSEE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Stephen C. Baker, Trustee, hereinafter referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Don R. Hays, Trustee, hereinafter called "GRANTEE", his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 434 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 1B, of record in Book 6237, page 665, as amended in Book 6519, page 187, and Book 6834, page 449, 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, as amended. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed for proper identification.

Being part of the same property leased to St. Henry's Property Development, Inc., by Ground Lease of record in Book 6208, page 137, said Register's Office, and the same property further conveyed to Stephen C. Baker, Trustee, by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 6447, page 320, said Register's Office.

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RECEIVED & RECORDED

Said property is transferred subject to the following:

1. 1998 Metropolitan Government taxes.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of The Cloister at St. Henry, of record in Book 6237, page 665, as amended in Book 6519, page 187, and Book 6834, page 449, said Register's Office, and the By-Laws of record in Book 6042, page 650, as amended in Book 7590, page 273, and Book 9269, page 285, said Register's Office.

3. Sanitary sewer and/or storm drainage easement of record in Book 4191, page 157, said Register's Office.

4. All matters as shown on the Plan of The Cloister at St. Henry, of record as

Exhibit B to the Master Deed of record in Book 6237, page 665, said Register's Office.

5. Subject to the terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 6208, page 137, said Register's Office.

6. Rights of others in and to the common elements.

This is improved property known as 434 Siena Drive, Nashville, Tennessee 37205.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of June, 1998.

Stephen C Baker, Trustee

Stephen C. Baker, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stephen C. Baker, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of June, 1998.

Jeanette D. Turner

NOTARY PUBLIC

My Commission Expires: 9/18/99

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386386.01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10986 PG 333

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
121000.00
CON TX 447.70
PRFEE 1.00
WDEED 8.00
TOTAL 456.70
CHECK 456.70
06/22/98 01 13:12 0001 3850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE
98 JUN 22 PM 1:12

No. 1309676