THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
750 Old Hickory Blvd., Suite 202
Brentwood, Tennessee 37027

BOOK 11131 PAGE 68

New Owner	Send Tax Bills To:	Map & Parcel
Alice V. Brown	New Owner	129-11A-709.00CO
709 Mt. Carmel		
Nashville, TN 37205		

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

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, **Carol Werle and Robert Kabat, (the "Grantor")** have sold and leased, and by these presents does transfer, convey and lease unto **Alice V. Brown, Trustee for the Alice V. Brown Trust (the "Grantee")**, its successors and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 709 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 as 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 as St. Henry, Phase IC, attached as Exhibit "B" to said Master Deed for proper identification.

Being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6596, page 608, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emil Kabat and wife, Esther Kabat by Sublease and Conveyance of Condominium Apartment of record in Book 6887, page 77, Register's Office for Davidson County, Tennessee. The said Esther Kabat having died and having been predeceased by Emil Kabat, the property is now vested in Carol Werle and Ronald Kabat by Will of Esther Kabat of record in Will Book 220, page 714, Probate Court for Davidson County, Tennessee.

THIS SUBLEASE AND CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Provisions of Tennessee Code Annotated, Section 66-27-101, 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, recorded in Book 6675, page 173, as amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee and the By-Laws for The Cloister at St. Henry, recorded in Book 6042, page 650, as amended in Book 6519, page 187 and Book 7590, page 273, 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, 1992, of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee.

5. All matters as shown on the Plat of record in Book 5200, page 676, as amended in Book 6250, page 585, Register's Office for Davidson County, Tennessee.

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

7. Real Estate taxes for 1998 have been prorated and the payment thereof is hereby assumed by the Grantor.

THIS IS IMPROVED PROPERTY known as 709 Mt. Carmel, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, 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 hands this the 23rd day of September, 1998.

Carol Werle

Carol Werle

Ronald Kabat

Ronald Kabat

Alice V. Brown Trust

By Alice V. Brown, Trustee

Alice V. Brown, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Carol Werle and Ronald Kabat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the within named bargainor(s), and that he/she executed the foregoing instrument of his/her own free will for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23rd day of September, 1998.

My commission expires: 9/23/2000

My Commission Expires September 23, 2000

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. JUDY S. WELLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Alice V. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the within named bargainor(s), and that he/she executed the foregoing instrument of his/her own free will for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23rd day of September, 1998.

Notary Public

My Commisssion Expires:

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

0493350
IDENTIFICATION REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

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