Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-2016

BOOK 11264 PAGE 774

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wynona A. Howard, unmarried**, hereinafter called the **Grantor**, has bargained, sold and leased, and by these presents does hereby transfer, convey and sublease unto **Henry J. Sullivan, and wife, Marybeth Sullivan**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

98 DEC 22 PM 3:12

0528633

IDENTIF. + REFERENCE

See Attached Exhibit "A"

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

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, assessment, easements, and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase ID, recorded in Book 6933, Page 927, Register's Office for Davidson County, Tennessee, and the By-Laws 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. Matters shown on the Plan of Third Revision of The Cloister at St. Henry, Phase IC, of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, of record in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.

4149 12/22 0101 03CHECK 14.00

This is improved property, known as: 312 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 of record in Book 6922, Page 282, 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 Grantor's 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 said Ground lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS THE EXECUTION HEREOF this 15th day of December, 1998

Wynona A. Howard

Henry J. Sullivan

Marybeth Sullivan

State of Tennessee)
County of Davidson)

On this the 15th day of December, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Wynona A. Howard, Henry J. Sullivan and Marybeth Sullivan**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$136,000.00**.

Affiant

Sworn and subscribed before me on this the 15th day of December, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Henry J. Sullivan	Mortgage Portfolio Services,	129-11-A-312CO
312 Cana Circle	4144 North Central Expressway	
Nashville, TN 37205	Dallas, TX 75204	

SULLIVAN

EXHIBIT "A" - LEGAL DESCRIPTION

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 312 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 1C, 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 1C, ATTACHED AS EXHIBIT "B" TO SAID MASTER DEED FOR PROPER IDENTIFICATION.

Being the same property conveyed to the Grantor by instrument of record in Book 7393, page 630, RODC.