**PREPARED BY:**
**SIDWELL & BARRETT, P.C.**
**121 First Avenue South**
**Suite 200**
**Franklin, Tennessee 37064**

BOOK 11325 PAGE 69

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**ADDRESS OF NEW OWNER:**
Margaret B. Moss
702 Mt. Carmel Pike
Nashville, TN 37205

The actual consideration is $149,500

Margaret B. Moss
AFFIANT

Subscribed and sworn to before me this 29 day of Jan, 1999

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 11-18-01

**SEND TAX BILLS TO:**
Same

1167 02/03 0101 03CHECK 569.63

Map: 129-11A, 702 CO
Parcel:

99 FEB -3 PM 1:04
RECEIVED
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

05446 35

## SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

For and in consideration of the sum of Ten Dollars $10.00, cash in hand by the hereinafter name Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Clyde Allen Yates, III (The "Grantors") have bargained, sold and leased, and by these presents do hereby transfer, convey and lease unto Margaret Moss , (the "Grantee"), his heirs and assigns, a certain condominium apartment in Davidson County, Tennessee described as follows, to-wit:

> Unit No. 702 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by 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 property identification.
>
> Being the same property conveyed to Clyde A. Yates, Jr. by deed from George U. Bennett and wife, Nancy M. Bennett of record in Book 8470, page 387, Register's Office for Davidson County, Tennessee. Clyde A. Yates, Jr. having since died. By Will of Clyde A Yates, Jr. of record in Will Book 213, page 203, Probate Office of Davidson County, Tennessee said property being devised to Clyde Allen Yates, III.

This 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 of the Cloister at St. Henry, Phase IC, recorded in Book 6042, page 602, amended in Book 6519, page 187 and in Book 6675, page 173, Register's Office for Davidson County, Tennessee, and the By-Laws of The Cloister at St Henry, recorded in Book 6042, page 650 and Book 7590, page 273 and in Book 9219, page 285, 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 and easement of record in Book 6673, page 133, Register's Office for Davidson County, Tennessee.

4. Terms and conditions of Ground Leases of record in Book 6596, page 608, Book 6673, page 122, Book 6673, page 129, Book 6922, page 282, and Book 8915, page 211, Register's Office for Davidson County, Tennessee.

5. All matters as shown on the Plan of First Revision, the Cloister at St. Henry, of record in Book 5200, page 676 and in Book 6250, page 924, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, Tennessee dated April 7, 1986, of record in Book 6824, page 870, Register's Office for Davidson County, Tennessee.

7. Non Disturbance Agreement of Record in Book 7306, page 289 and book 9188, page 741, said Register's Office.

8. Real Estate Taxes for 1999 and future years.

9. All other Restrictions of Record.

This is improved property known as Unit No. 702, 702 Mt. Carmel Place, Nashville, Tennessee 37205.

To have and to hold the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns for the term of the Ground Lease of record in Book 6596, page 606 Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

Grantee understand that Grantors are not conveying the real estate in fee simple and this conveyance is both a sublease by Grantors to Grantee of the above-described condominium apartment for the full term of St. Henry Property Development, Inc.,'s Ground Lease and any extension thereof, and a conveyance by Grantors of all right, title and interest of the Grantors in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantors under St. Henry Property Development, Inc.'s Ground Lease, including payment of all real estate taxes assessed against both land buildings.

Ruth A. Yates joins in the execution of this instrument for the purposes of conveying any and all interest she may have.

IN WITNESS WHEREOF, this document was executed this 29 day of January 1999.

Clyde Allen Yates III
Clyde Allen Yates, III

Ruth A. Yates 1-29-99
Ruth A. Yates

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clyde Allen Yates, III and Ruth A. Yates, with whom I am personally acquainted, and who acknowledged that they executed this instrument for the purposes contained therein.

My Commission Expires 11-19-01
EXECUTED this 29 day of January 1999

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11325 PAGE 72

| | | | | | |
|---|---|---|---|---|---|
| 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 | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

0544635
IDENTIF. & REFEREN
99FEB-3 PM 1:04
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 149900.00 |
| CON TX | 554.63 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 569.63 |
| CHECK | 569.63 |

02/03/99 01 13:03 0001 1167

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1420512