B0X44

Instr:200001280009394 Page: 1 OF 2
REC'D FOR REC 01/28/2000 3:42:32PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $481.00

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $130,000.00. Ann Scott Carell **Affiant** Subscribed and sworn to before me, this 28th day of January, 2000. Notary Public My Commission Expires: 10/25/2003

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Julia Lyle Scott 437 Siena Drive Nashville, TN 37205	Same as New Owner	129-11A-437

SUBLEASE AND CONVEYANCE OF CONDOMINUM APARTMENT

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **JAMES R. KARLOVIC AND WIFE, ANNA L. KARLOVIC**, hereinafter called the Grantors, has bargained, sold, and leased, and by these presents does transfer, convey and lease unto **JULIA LYLE SCOTT, UNMARRIED,** hereinafter called the Grantee, her heirs and assigns, a certain condominium apartment in Davidson, Tennessee, described as follows:

Unit No. 437 crested 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, and as amended in 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. 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 the same property conveyed and leased to James R. Karlovic and wife, Anna L. Karlovic by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 6573, page 644, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to:

1. Metro taxes for the year 2000 and subsequent years, a lien, but not yet due and payable, which have been prorated and shall be paid by Grantee. By acceptance of delivery of this instrument, Grantee agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed for The Cloister at St. Henry of record in Book 6237, page 665, and as amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee, and the By-Laws of record in Book 6042, page 650, and as amended in Book 6519, page 187, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

4. The terms and conditions of a Ground Lease by and between Jamed D. Niedergeses, Bishop of the Diocese of Nashville ("Lessor"), and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee.

This is improved property known as 437 Siena Drive, Nashville, TN 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, her heirs and assigns, forever; and we covenant with the said Grantee that we are 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of January, 2000.

James R Karlovic by Sister Ann Marie Karlovic POA
James R. Karlovic POA Book 11330, Page 593, R.O.D.C.
By: Sr. Ann Marie Karlovic, Attorney in Fact

Anna L Karlovic by Sister Ann Marie Karlovic POA
Anna L. Karlovic POA Book 11330, Page 595, R.O.D.C.
By: Sr. Ann Marie Karlovic, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **SR. ANN MARIE KARLOVIC**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **JAMES R. KARLOVIC AND ANNA L. KARLOVIC** and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at Nashville, Tennessee, this 28th day of January, 2000.

Notary Public

My Commission Expires: 10/25/2003

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