Realty 484

Instr:200004280042316 Page: 1 OF 2
REC'D FOR REC 04/28/2000 2:59:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $540.20

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Paul E. Choate
Affiant

Subscribed and sworn to before me, this 26th day of April, 2000.

Notary Public
My commission expires: 11/29/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul E. Choate 256 Cana Circle Nashville TN 37205	New Owner	129-11-A 256 CO

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret M. Broderick, unmarried, hereinafter referred to as Grantors, have bargained, sold, and leased and does hereby transfer, convey and lease to Paul E. Choate and wife, Ellenlee E. Choate, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Unit No. 256 created under Title 66, Chapter 27, Sections 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 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 proper identification.
>
> Being the same property leased to Thomas J. Broderick and wife, Margaret M. Broderick by Sublease and Conveyance of Condominium Apartment, dated May 5, 1986, recorded in Book 6848, Page 522, Register's Office for said County. Thomas J. Broderick having since died.
>
> This conveyance and lease is subject to Master Deed in Book 6675, Page 173; By-Laws in Book 6042, Page 650; Easements in Book 2547, Page 443, Book 4191, Page 157, Book 4606, Page 283; Agreement in Book 6862, Page 384, Plan of record in Book 6250, Page 924 and on Exhibit "B" of Master Deed in Book 6675, Page 173; Ground Lease in Book 6596, Page 608.
>
> This property is improved property known as 256 Cana Circle, Nashville, TN 37205

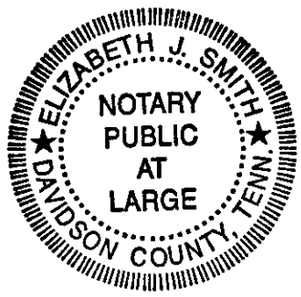
To have and to hold the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, for the term of the Ground Lease of record in Book 6596, Page 608 Register's Office for Davidson County, Tennessee, and any 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.

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 26th day of April, 2000.

Margaret M. Broderick, by John R. Broderick, Attorney in Fact



My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Broderick, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Margaret M. Broderick and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of April, 2000.

Commission expires: 11/29/03

Notary Public