PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41792
Dav. Co. File: Box 8

Instr:200007210072242 Page: 1 OF 3
REC'D FOR REC 07/21/2000 12:58:42PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Ellen Donahue 102 Emma Neuhoff Court Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 129-11-A-2

WARRANTY DEED TO LEASEHOLD CONDOMINIUM

FOR AND IN CONSIDERATION of the sum of **$ 130,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Irene K. Ratner, unmarried, individually and as Successor Trustee, with full power, under the Lawrence T. Ratner Revocable Living Trust Agreement,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Ellen Donahue,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 102 of Phase 1-B, The Cloister at St. Henry, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 529 and revised in Book 5200, page 676, and as further setout as Exhibit "B" to the Master Deed of record in Book 6237, page 665, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Lawrence T. Ratner, Trustee U/A/D December 5, 1994 by Quitclaim from Lawrence T. Ratner of record in Book 9541, page 280, Register's Office for said County. Lawrence T. Ratner has since died, under the said Agreement dated December 5, 1994, Irene K. Ratner was named successor trustee, with full power to convey subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 529, and revised in Book 5200, page 676, and as further setout as Exhibit "B" to the Master Deed of record in Book 6237, page 665, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6237, page 665, amended in Book 6519, page 187, Book 6834, page 449, Book 6042, page 602, Book 7590, page 273, Book 6537, page 700, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; And easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office; Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated September 14, 1983, of record in Book 6208, page 137, said Register's Office.

GRANTEE understands that Grantor is not conveying the real estate in fee simple and this conveyance is of a leasehold condominium apartment for the full term of Grantors 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 Owner's Association all obligations of the Grantor under Grantors Ground Lease, including payment of all real estate taxes assessed against both land and buildings. The attached copy of a resolution of the Board of Directors of St. Henry Property Development, Inc., is incorporated herein as Exhibit "A" to this instrument.

This is improved property, known as: 102 Emma Neuhoff Court, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of July, 2000.

Irene K Ratner

Irene K. Ratner, individually and as Successor Trustee

State of Tennessee
County of Davidson

On this 5th day of July, 2000, before me the undersigned authority, personally appeared **Irene K. Ratner, individually, and as Successor Trustee of the Lawrence T. Ratner Revocable Living Trust**, 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.

My Commission Expires: 5/30/04

Notary Public

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that this conveyance is of a Leasehold interest and not subject to the Transfer Tax.

Mary Ellen Donahue
Affiant

Sworn and subscribed before me on the 21st day of July, 2000.

Notary Public

My Commission Expires: 7-26-00

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Wldoc: Deed Wty—12/92

EXHIBIT "A"

RESOLUTION

WHEREAS, the Master Deeds for The Cloister at St. Henry provide at Section 18(d) circumstances under which a unit owner may sell his unit to the developer, St. Henry's Property Development, Inc. ("S.H.P.D.") for 80% of appraised fair market value; and,

WHEREAS, a question has arisen regarding whether or not S.H.P.D. may on the death of a unit owner compel the succeeding owners to sell to S.H.P.D. at 80% of appraised fair market value; and,

WHEREAS, S.H.P.D. has never intended to compel any owner to sell to it at 80% of appraised fair market value; and,

WHEREAS, S.H.P.D. understands that Section 18(d) does not grant it any right to compel such a sale at the death of an owner or otherwise:

NOW, THEREFORE, be it:

RESOLVED, that for the purpose of clarifying interpretation of the Master Deeds' Section 18(d) and with express understanding that prospective unit purchasers of The Cloister at St. Henry will rely on the statements in this resolution, S.H.P.D. declares that it will not under any circumstances compel any unit owner to sell a unit to S.H.P.D. at 80% of appraised fair market value, but will purchase units at 80% of appraised fair market value upon request of a unit owner provided such unit owner has fully complied with all pre-requisites to the obligations of S.H.P.D. as provided in Section 18(d).

Resolution unanimously adopted by Board of Trustees for St. Henry Property Development, Inc. at its regular monthly meeting on Wednesday, March 6, 1985.

Karol F. Grace

Karol F. Grace
Board Member and Secretary