Davidson County DEEDWARR
Recvd: 10/19/00 09:50 2pgs
Fees:11.00 Taxes:525.40
20001019-0103604

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:
KATHERINE H. LINEBAUGH
304 Cana Circle
Nashville, Tennessee 37205

NAME OF MORTGAGEE:
S A M E

MAP & PARCEL
129-11-A-304
9DZ 73106

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, the undersigned,

EDITH CODY ROUNDS, A WIDOW, (the "Grantor"), has bargained, sold, and leased, and by these presents does transfer, convey and lease unto

KATHERINE H. LINEBAUGH

(the "Grantee"), her heirs and assigns, a certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 304, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-C, a Horizontal Property Regime established by Master Deed, of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase 1-D Fifth Revision The Cloister at St. Henry of record in Plat Book 6250, page 979, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert Rounds and wife, Edith Cody Rounds by Warranty Deed from Patrick J. Carroll and wife, Katherine H. Carroll of record in book 9313, page 788, Register's Office for Davidson County, Tennessee. The said Robert Rounds having since died.

Limited Power of Attorney of record in Instr: 20000921-0093983, Register's Office for Davidson County, Tennessee grants Brenda Kaplan Bugalla authority to act for Edith Cody Rounds.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-2701, et seq.
2. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and Bylaws for the Cloister at St. Henry, recorded in Book 6042, page 650; Book 6519, page 187 and Book 7590, page 273, 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. Charter of record in Book 6076, page 206, Register's Office for Davidson County, Tennessee.
5. Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., in Book 6596, page 608, Register's Office for Davidson County, Tennessee.
6. Real estate taxes for 2000.

This is improved property known as 304 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, their heirs and assigns, for the term of the Ground Lease, of record in Book 5961, page 657, 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 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 Grantor under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 16 day of OCTOBER, 2000.

X Edith Cody Rounds

By: Brendi K. Bugalla, attorney-in-fact

EDITH CODY ROUNDS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 16th day of October, 2000, before me personally appeared BRENDI KAPLAN BUGALLA, to me known to be the person who executed the foregoing instrument in behalf of EDITH CODY ROUNDS, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said EDITH CODY ROUNDS, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of October, 2000.

NOTARY PUBLIC

My Commission Expires: 5/26/02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Affiant

SUBSCRIBED and sworn to before me this 16th day of October, 2000.

Notary Public

My Commission Expires: 5/26/02