26A

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Tennessee Title and Escrow Co.
329 Union Street
Post Office Box 190632
Nashville, Tennessee 37219-0632
Box 26A

THIS INSTRUMENT IS NOT SUBJECT TO RECORDATION TAX PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(2)

Davidson County DEEDWARR
Recvd: 12/01/00 13:06 4pgs
Fees:18.00 Taxes:0.00
20001201-0118071

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:
Charlotte O'Rourke
905 Glenmary Court
Nashville, TN 37205

SEND TAX BILLS TO:
NEW OWNER

MAP PARCEL:
129-11-A-905CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **THOMAS FULTON ROLLINS** and **CATHY ROLLINS REED**, Individually and as Co-Personal Representatives of the Estate of Betty Jean Rollins, deceased, the "Grantors", have bargained, sold and leased, and by these presents do transfer, convey and lease unto **CHARLOTTE O'ROURKE**, unmarried, the "Grantees", 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. 94L created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, page 927, Register's Office for Davidson County, Tennessee, together with the undivided percentage 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 ID, for proper identification, as found in Book 6933, page 980, said Register's Office.
>
> Being the same property conveyed to Betty F. Rollins, unmarried, by instrument from William B. Akin, Administrator of the Estate of Lucy Jean Johnson, of record in Book 10467, page 835, Register's Office of Davidson County, Tennessee. The said Betty F. Rollins having since died testate and **THOMAS FULTON ROLLINS** and **CATHY ROLLINS REED** were nominated and appointed Co-Personal Representatives under her duly probated Will and are beneficiaries under the residuary clause of said Will. The Will being in Will Book 236, Page 141, Probate Court Clerk's Office for Davidson County, Tennessee. Furthermore, said Will is of record as a muniment of title as Instrument Number 20001122-0115312, Register's Office for Davidson County, Tennessee. The Letters Testamentary are attached as Exhibit "A." Betty F. Rollins and Betty Jean Rollins are one and the same person.

THIS SUBLEASE AND 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 and By-Laws for The Cloister at St. Henry, recorded in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, and Correction of Amendment to Master Deed of record in Book 6237, page 660, Register's Office for Davidson County, Tennessee, and By-Laws of record in Book 6042, page 653, as amended in Book 6519, page 187, said Register's Office.

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

4. Easements and other matters of record in Plat Book 5200, page 445, and Plat Book 5200, page 529, and Book 5200, page 676, Register's Office for Davidson County, Tennessee.

5. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Development, Inc., dated August 31, 1982, of record in Book 5691, page 657, Register's Office for Davidson County, Tennessee.

6. Taxes for 2000, a lien due and payable.

THIS IS IMPROVED PROPERTY known as **905 Glenmary Court, 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, his, her or their heirs and assigns, for the term of the Ground Lease, of record in Book 5691, 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 Grantors to Grantee of the above described condominium apartment for the full term of the 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 Owners' Association all obligations of the Grantor under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 30 day of November, 2000.

Thomas Fulton Rollins individually and as Co-Personal Representative of the estate of Betty Jean Rollins Grantor

THOMAS FULTON ROLLINS, Individually and as Co-Personal Representative of the Estate of Betty Jean Rollins, Grantor.

Cathy Rollins Reed, individually and as Co-Personal Representative of the estate of Betty Jean Rollins

CATHY ROLLINS REED, Individually and as Co-Personal Representative of the Estate of Betty Jean Rollins, Grantor.

Accepted and agreed:

Charlotte O'Rourke

CHARLOTTE O'ROURKE, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charlotte O'Rourke, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that (he/she) executed the within instrument for the purposes therein contained.

Witness my hand this 30 day of November, 2000.

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/30/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **THOMAS FULTON ROLLINS**, 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 therein contained, both individually and in a representative capacity, and who further acknowledged that he is the Co-Personal Representative of the Estate of Betty Jean Rollins.

Witness my hand this 30 day of November, 2000.

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/30/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **CATHY ROLLINS REED**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, both individually and in a representative capacity, and who further acknowledged that she is the Co-Personal Representative of the Estate of Betty Jean Rollins.

Witness my hand this 30 day of November, 2000.

Notary Public

ANTHONY DUNC... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/30/02

Exhibit A

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

00P1078

To CATHY ROLLINS REED and THOMAS FULTON ROLLINS :

It appearing to the Court that BETTY JEAN ROLLINS has died leaving a written will, in which you are appointed Co-Executors, which has been duly approved in open Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said CATHY ROLLINS REED and THOMAS FULTON ROLLINS to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this July 12, 2000 and 224th year of American Independence.

Richard R. Rooker,Clerk

_____D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Co-Executors of the last will and testament of BETTY JEAN ROLLINS lately deceased, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

Cathy Rollins Reed Thomas F Rollins

Sworn to and subscribed to before me July 12, 2000 .

Richard R. Rooker, Clerk

_____D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to CATHY ROLLINS REED and THOMAS FULTON ROLLINS, Co-Executors of the estate of BETTY JEAN ROLLINS deceased, and I do further certify that CATHY ROLLINS REED and THOMAS FULTON ROLLINS are still acting Co-Executors of the estate of BETTY JEAN ROLLINS, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the _____ day of _____, 20___.

Richard R. Rooker, Clerk

_____ D.C.