Davidson County DEEDWARR
Recvd: 04/20/01 12:50 2pgs
Fees:11.00 Taxes:466.20
20010420-0039366

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:

EVELYN A. KELLER
406 Siena Drive
Nashville, TN 37205

NAME OF MORTGAGEE:

Irwin Mtge Corp.
9265 Counselors Row
Indianapolis, In. 46240

MAP & PARCEL

129-11-A-406 CO

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, JAMES M. FAULKNER and T. CLAY FAULKNER (the "Grantor"), has bargained, sold and leased, and by these does transfer, convey and lease unto

EVELYN A. KELLER, UNMARRIED

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

Being Unit No. 406 created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, page 602, as amended by Amendments to Master Deed of record in Book 6071, page 149; and Book 6519, page 187; and as corrected by Correction of Master Deed of record in Book 6237, page 660, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the Plat for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, page 529, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to James M. Faulkner and T. Clay Faulkner by Quitclaim Deed from Margaret Morgan Faulkner of record in Book 11043, page 350, Register's Office for Davidson County, Tennessee and being the same property conveyed to Margaret Morgan Faulkner by Sublease and Conveyance of Condominium Apartment dated September 7, 1984 from St. Henry's Property Development, Inc., as recorded in Deed Book 6377, page 258, Register's Office for Davidson County, Tennessee.

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 602; as amended by Amendments to Master Deed of record in Book 6071, page 149; and Book 6519, page 187; and as corrected by Correction of Master Deed of record in Book 6237, page 660, 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. Easements and other matters of record in Plat Book 5200, page 455, and Plat Book 5200, page 529, 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., dated August 31, 1982, of record in Book 5961, page 657, Register's Office for Davidson County, Tennessee.
6. Real estate taxes for 2001.

This is improved property known as 406 Siena Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said condominium apartment, with the and interest thereto belonging to the said Grantee, her heirs and assigns for the term of the Grantor's Ground Lease of record in Book 5961, page 657, Register's Office for Davidson County, Tennessee.

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 our hands this 17th day of April, 2001.

JAMES M. FAULKNER

T. CLAY FAULKNER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES M. FAULKNER and T. CLAY FAULKNER, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 9/2

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 20 01.

Deputy Register