C3

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $136,500.00

Virginia G. Shapiro
Affiant

Subscribed and sworn to before me, this 26th day of December, 2001.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 01/03/02 13:36 2pgs
Fees:13.00 Taxes:505.05
20020103-0001089

Address of New Owner:	Send Tax Bills to:	Tax Information
Virginia G. Shapiro 100 Emma Neuhoff Court Nashville TN 37205	New Owner	129-11-A-1

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret Geny Dawson, hereinafter referred to as Grantor, has bargained and sold and leased, and by these presents does hereby transfer, convey and lease to Virginia G. Shapiro, hereinafter called the Grantee, her successors and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Unit No. 100 on the Plan of The Cloister at St. Henry, Phase 1B, of record in Book 6250, Page 585, and shown as Exhibit "B" to the Master Deed of record in Book 6237, Page 665, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property leased to Margaret Geny Dawson by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc. of record in Book 7348, Page 209, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 100 Emma Neuhoff 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 Grantee, her heirs, successors and assigns for the term of the Ground Lease of record in Book 6208, Page 137, 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 of 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 18 day of December, 2001.

Margaret Geny Dawson
By: James A. Dawson, Atty in Fact

By: Attorney-in-Fact

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Dawson, 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 Geny Dawson and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Minneapolis, Minnesota, this 18 day of December, 2001.
City State

Commission expires

Beth E. Nelson
Notary Public

BETH E. NELSON
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES
JANUARY 31, 2005