Davidson County DEEDWARR
Recvd: 03/04/02 15:02 3pgs
Fees:18.00 Taxes:481.00
20020304-0027014

Dav. Co. File Box 14-A
jtc file no. 14922-3

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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $130,000.00.<br>Angela Batson<br>**Affiant**<br><br>Subscribed and sworn to before me, this 28th day of February, 2002.<br>Deborah H Bernie<br>Notary Public<br><br>My Commission Expires: 5/26/02 |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Peggy J. Parker and Billie Ann Parker<br>513 Loyola Drive<br>Nashville, TN 37205 | Same as New Owner | Map 129-11-0-A<br>Parcel 513.00 |

**SUBLEASE AND CONVEYANCE OF CONDOMINUM APARTMENT**

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 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, **SUNTRUST BANK, A GEORGIA CORPORATION, FORMERLY SUNTRUST BANK, NASHVILLE, N. A., AS TRUSTEE UNDER REVOCABLE TRUST AGREEMENT WITH BETTIE M. BOLES**, hereinafter called the Grantor, has bargained, sold, and leased, and by these presents does transfer, convey and lease unto **PEGGY J. PARKER and BILLIE ANN PARKER,** as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain condominium apartment in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 513 created under Title 66, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annotated, and as amended to Master Deed of record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149 and Book 6237, page 660, and modified by resolution of record in Book 6527, page 700, 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 455, revised in Book 5200, page 656 and Book 6250, page 924, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to SunTrust Bank, Nashville, N. A., as Trustee, by Bettie M. Boles by Deed of Record in Book 10354, page 559, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to:

1. Metro taxes for the year 2002 and subsequent years, a lien, but not yet due and payable, which have been prorated and shall be paid by Grantees. By acceptance of delivery of this instrument, Grantees agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed for The Cloister at St. Henry of record in Book 6042, page 602, as amended in Book 6071, page 149, and as corrected in Book 6237, page 660, Register's Office for Davidson County, Tennessee, and the By-Laws of record in Book 6042, page 653, as amended in Book 6519, page 187, and as amended in Book 7590, page 273, Register's Office for Davidson County, Tennessee.

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

4. Storm Water Detention Agreements of record in Book 6145, page 293 and Book 6824, page 870, Register's Office for Davidson County, Tennessee.

5. Plans of record in Book 5200, page 455, Book 5200, page 529, Book 5200, page 656 and Book 6250, page 924, Register's Office for Davidson County, Tennessee.

6. The terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville ("Lessor"), and St. Henry's Property Development, Inc., of record in Book 5961, page 657, Register's Office for Davidson County, Tennessee.

This is improved property known as 513 Loyola Drive, Nashville, TN 37205.

Grantor covenants with the said Grantees that is lawfully seized and possessed of the property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth.

Grantor does further covenant and bind itself and its successors and assigns to warranty and forever defend the title to the property to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

**WITNESS** my hand this 28th day of February, 2002.

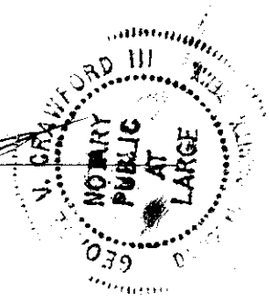
SunTrust Bank, a Georgia Corporation,
as Trustee under Revocable Trust
Agreement with Bettie M. Boles

BY: Karen Sadler
Karen Sadler, Vice President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **KAREN SADLER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of **SUNTRUST BANK, A GEORGIA CORPORATION, AS TRUSTEE,** and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 28th day of February, 2002.




Notary Public

My Commission Expires: 5/28/2003