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Davidson County DEEDWARR
Recvd: 04/18/02 09:55 2pgs
Fees:13.00 Taxes:473.60
20020418-0048036

This Instrument Prepared By:
TATUM & JONES ATTORNEYS
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map and Parcel No.
DIANE C. GRANTHAM 712 Mt. Carmel Nashville, Tennessee 37205	SAME	129-11-A PARCEL 712

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Albert S. Cowan (The "Grantor") has bargained, sold and leased, and by these presents does transfer, convey and lease unto Diane C. Grantham (the "Grantee") her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit #712 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase IC, of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest 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 IC, attached as Exhibit "B" to said Master Deed for proper identification.

SOURCE OF DESCRIPTION: PRIOR CONVEYANCE OF RECORD

Being the same property conveyed to Albert S. Cowan by Sublease and Conveyance of Condominium Apartment by St. Henry's Property Development, Inc., of record in Book 6925, page 926, Register's Office for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase IC, recorded in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, recorded in Book 6042, page 650, Book 6519 page 187, Book 7590, page 273, Book 9269, page 285, and Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.

3. Charter of the Homeowner's Association of record in Book 6076, page 203, said Register's Office.

TO HAVE AND TO HOLD the said condominium apartment with the appurtenances, estate, title and interest thereto belonging to to the said Grantee, her heirs and assigns, for the term of the Grantor's Ground Lease of record in Book 6596, page 608 , 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 17th day of April , 2002.

Albert S. Cowan

ALBERT S. COWAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, I. Dyke Tatum , a Notary Public of said county, the within named bargainor, 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.

Witness my hand, at office, this 17th day of April, 2002.

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE

Notary Public
My Commission Expires: May 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $128,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Marie C. Grantham

Grantee or Agent

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me,
this 17th day of April, 2002.

Notary Public

My Commission Expires: 5/29/05