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Realty 484

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $153,000.00

Affiant

CATHERINE R VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN MY COMMISSION EXPIRES MAY 30TH 2004

Subscribed and sworn to before me, this 17th day of May, 2002.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Edward Paul McLendon	New Owner	129-11-A
263 Cana Circle		263.00 CO
Nashville TN 37205		

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Diana Leah Riggins Evans and Joseph Clinton Riggins, devisees under the will of Leah Lamb Riggins, hereinafter referred to as Grantors, have bargained, sold and leased and do hereby transfer, convey and lease to Edward Paul McLendon and Virginia C. Dysart, as tenants in common with the right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 263 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for The Cloister at St. Henry, Phase 1C, of record in Book 6675, Page 173, Register's Office for said County. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1C, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property leased to Leah L. Riggins by Sublease and Conveyance of Condominium Apartment, from Ann Marie Tubbs, Executrix under the will of Catherine McWilliams Shaw, (erroneously referred to as Catherine William Shaw in conveyance deed) of record in Will Book 180, Page 625, Probate Court Clerk for Williamson County, Tennessee; of record in Book 8816, Page 613, Register's Office for said County.

Leah L. Riggins having since died. By Will of Leah Lamb Riggins, Instrument No. 3715685133, Davidson County Probate Court, subject property was devised to Diana Leah Riggins Evans and Joseph Clinton Riggins.

This conveyance and lease is subject to Master Deed in Book 6042, Page 602, Book 6237, Page 665, Book 6675, Page 173; By-Laws in Book 6042, Page 650, Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376; Charter in Book 6076, Page 203; Conveyances in Book 6065, Page 132 and Book 6065, Page 127; Easement in Book 4191, Page 157; Storm Water Detention Agreement in Book 6145, Page 293 and Book 6824, Page 870; Plan of record in Book 5200, Page 455, Book 6250, Page 924 and on Exhibit "B" of Master Deed in Book 6675, Page 173; Ground Lease in Book 6596, Page 608.

This property is improved property known as 263 Cana Circle, 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, their heirs, successors and assigns, for the term of the Ground Lease of record in Book 6596, Page 608, Register's Office for Davidson County, Tennessee, and any extensions thereof but not further.

Davidson County DEEDWARR
Recvd: 05/21/02 15:33 2pgs
Fees:13.00 Taxes:566.10
20020521-0062070

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 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 Owner's 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 17th day of May, 2002.

Diana Leah Riggins Evans

Diana Leah Riggins Evans

Joseph Clinton Riggins

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Diana Leah Riggins Evans, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Springfield, VA, this 17th day of May, 2002.

Notary Public

My Commission expires 31 July 2004

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Clinton Riggins, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Panama City, FL, this 17th day of May, 2002.

Angela Musson
Notary Public

My Commission expires

Angela Musson
My Commission DD112564
Expires April 29, 2006