Davidson County DEEDWARR
Recvd: 06/03/02 14:37 2pgs
Fees:12.00 Taxes:0.00
20020603-0066867

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Augusta M. Crownover

TO: Richard J. Croker and wife,
Mary Sue Croker
235 Hillcrest West
Lake Quivira, Kansas
66217

MAP: 129-11-0-A

PARCEL: 257

SEND TAX BILLS TO: SAME

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Augusta M. Crownover, an unmarried widow, Grantor herein; have bargained, sold, leased, and subleased and by these presents do transfer, convey, lease, and sublease unto Richard J. Croker and wife, Mary Sue Croker, Grantees herein, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows:

> Unit No. 257 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.
>
> BEING the same property subleased and conveyed to grantor by instrument of record in Book 6802, page 787, Register's Office for Davidson County, Tennessee.
>
> This conveyance and lease is subject to the following:
>
> 1. Provisions of Tennessee Code Annotated, Section 66-27-101, 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, 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. Real estate taxes for 2002 which have been prorated and payment of which is assumed by grantees herein.
>
> This is improved property known as No. 257, 257 Cana Circle, Nashville, Tennessee 37205.

To have and to hold the said condominium apartment, with the appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs 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 extension thereof but not further.

Grantees understand that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantees of the above described condominium apartment for the full term of said 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, Grantees agree to assume jointly with The Cloister Owners' Association all obligations of the Grantor under said Ground Lease and Grantor's sublease, including payment of all real estate taxes assessed against both land and buildings.

IN WITNESS WHEREOF, I have hereunto set my hand this the 31st day of May, 2002.

AUGUSTA M. CROWNOVER

BY: Bailey White
Bailey White, Attorney-in-Fact
by instrument no. 20020603-0066866
in the Davidson County Register's Office

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, BAILEY WHITE, to me known to be person who executed the foregoing instrument in behalf of AUGUSTA M. CROWNOVER and who acknowledged that she executed the same as the free act and deed of the said AUGUSTA M. CROWNOVER.

Witness my hand and seal at office this 31st day of May, 2002.

Jam M Battrop
NOTARY PUBLIC

My Commission Expires: 12-6-02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,000.00, but exemption is claimed under T.C.A. Section 67-4-409(a)(2).

Mary Sue Croker
Grantee

SWORN to and subscribed before me

this the 31st day of May, 2002.

Jam M. Battrop
NOTARY PUBLIC

My commission expires: 12-6-02