62
CMC

Davidson County DEEDWARR
Recvd: 07/03/02 15:46 4pgs
Fees:23.00 Taxes:510.60
20020703-0080604

This Instrument Prepared by:
Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Edward H. Martin 223 Cana Circle Nashville, TN 37205	Same as New Owner	Map 129-11-0-A Parcel 223

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 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 EXECUTOR OF THE ESTATE OF SABINA MCCRADY PIERCE (hereinafter called the Grantor), has bargained, sold, and leased, and by these presents does transfer and convey unto Edward H. Martin (hereinafter called the "Grantee") his heirs and assigns, all of Grantor's interest in and to that a certain condominium apartment in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Unit No. 223 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 1-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 Sabina M. Pierce by Sublease and Conveyance of Condominium Apartment, of record in Book 6202, page 739, Register's Office for Davidson County, Tennessee. The said Sabina M. Pierce having since died and SunTrust Bank having been named Executor pursuant to Docket No. 01P-1429, filed at Will Book 2156, page 396092, Probate Court of Davidson County, Tennessee.

Grantor covenants with the said Grantees that is lawfully seized and possessed of the property, 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 in Exhibit A attached hereto and incorporated herein by reference.

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 1st day of July, 2002.

SunTrust Bank, a Georgia Corporation, Executor of the Estate of Sabina McCrady Pierce

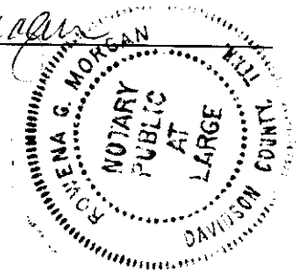
By: Karen Sadler
Karen Sadler, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Rowena G. Morgan the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Karen Sadler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Vice President of SunTrust Bank, a Georgia corporation, Executor of the Sabina McCrady Pierce, the within named bargainor, and that she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of SunTrust Bank, Executor of the Sabina McCrady Pierce by herself as Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 1st day of July, 2002.

Rowena G. Morgan
Notary Public



My Commission Expires: 3/26/05

EXHIBIT A

ENCUMBRANCES

1. Taxes for the year 2002, a lien, which are not yet due and payable. Tax Parcel No. 129-11-A/223.

2. ALL matters shown on Plat recorded in Book 5200, page 656 and Book 5200, page 676.

3. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4191, page 157.

4. Storm Water Detention Agreement to Metropolitan Government of Nashville and Davidson County, of record in Book 6145, page 293.

5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 6042, 602, as amended in Book 6071, page 149, and correction to amendment recorded in Book 6237, page 660.

6. By-Laws of The Cloister at St. Henry Homeowner's Association, Inc. of record in Book 6042, page 653, amendment to By-Laws recorded in Book 6519, page 187; Certificate of Amendment to By-Laws recorded in Book 7590, page 273; and Amended By-Laws recorded at Instrument No. 200220109-0003376.

7. Term and provision of Ground Lease by and between James D. Neidergeses and St. Henry's Property Development, Inc. dated 8/31/82 and recorded in Book 5961, page 657.

8. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 6065, page 127 and Book 6065, page 132.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $138,000.00.

Affiant

Sworn to and subscribed before me, this 1st day of July, 2002.

Notary Public

My Commission Expires: 3/24/05

