FILE NO. SP40721
FILE BOX "7"

PREPARED BY:
SATURN AND MAZER
212 Third Avenue, North
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF JULY, 2002.

Notary Public

My Commission Expires: 3/25/06

Davidson County DEEDWARR
Recvd: 07/25/02 12:57 2pgs
Fees:13.00 Taxes:444.00
20020725-0089344

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP & PARCEL
JOHN M. ROTHBERG 802 Marquette Drive Nashville, Tennesssee 37205	S A M E	MAP 129-11-A PARCEL 802

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, the undersigned, WILMA L. BRIGGS, A WIDOW, (the "Grantor"), has bargained, sold and leased, and by these does transfer, convey and lease unto

JOHN M. ROTHBERG, UNMARRIED

(the "Grantee"), his heirs and assigns, a certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. 108L created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, Page 927, as amended by instrument of record in Book 7404, page 766, 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 ID, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property leased to Joe H. Briggs and wife, Wilma L. Briggs by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 7572, Page 599, Register's Office for Davidson County, Tennessee. The said Joe H. Briggs having since died.

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 ID, recorded in Book 6933, Page 927, as amended by instrument of record in Book 7404, page 766, 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. Matters shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase ID, of record in Book 6250, Page 979, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, of record in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.

6. Real estate taxes for 2002.

This is improved property known as No. 802, Marquette Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, Estate, title and interest thereto belonging to the said Grantee, his, her or their heirs and assigns for the term of the Grantor's Ground Lease of record in Book 6922, Page 282, 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 24 day of July, 2002.

X Wilma L. Briggs by: Peggy Jo deSmit AIF
WILMA L. BRIGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 24th day of July, 2002, before me personally appeared Peggy Jo deSmit, to me known to be the person who executed the foregoing instrument in behalf of WILMA L. BRIGGS, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said WILMA L. BRIGGS, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24 day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06