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

Davidson County DEEDWARR
Recvd: 08/09/02 14:41 4pgs
Fees:23.00 Taxes:477.30
20020809-0096546

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6TH DAY OF AUGUST, 2002.

Notary Public

My Commission Expires: 3/25/06

## SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

| ADDRESS NEW OWNER: | NAME OF MORTGAGEE: | MAP & PARCEL |
|---|---|---|
| WOLFGANG SAUERMANN<br>P.O. Box 158028<br>Nashville, Tennesssee 37215 | S A M E | 129-11-A-311 |

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, PHYLLIS KOROBOW KROHN, BURTON KROHN, and NANCY KROHN, (the "Grantors"), have bargained, sold and leased, and by these presents hereby transfer, convey and lease unto:

WOLFGANG SAUERMANN

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

A certain condominium apartment in Davidson County, Tennessee, Unit No. 311 On the plan of Phase 1-C of Lot 2, The Cloister at St. Henry, of record in Book 6675, page 173, Exhibit "B" of Master Deed, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property leased to Phyllis Korobow Krohn, Burton Krohn, and Nancy Krohn by Quitclaim Deed from Ivan Krohn in Instrument Number 20001228-0126843 and by Warranty Deed to Burton Krohn, Ivan Krohn and Nancy Krohn, from Harriet Gayle Jacobs and Karen Kash Jacobs, both single persons, Of record in Book 8415, page 62, 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 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 311 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 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 7th day of August, 2002.

PHYLLIS KOROBOW KROHN

BURTON KROHN Burton Krohn

NANCY KROHN

STATE OF MARYLAND )
COUNTY OF Montgomery )

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Burton Krohn, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Montgomery County, Maryland ~~New Jersey~~, this the 7th day of August, 2002.

Warren R. Pointer
NOTARY PUBLIC

My Commission Expires: May 31 2006

WARREN R. POINTER NOTARY PUBLIC MONTGOMERY COUNTY MD

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 311 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 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 7/8 day of August, 2002.

PHYLLIS KOROBOW KROHN

BURTON KROHN

NANCY KROHN

STATE OF NEW JERSEY )
COUNTY OF Ocean )

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named PHYLLIS KOROBOW KROHN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at FWSB New Jersey, this the 7 day of August, 2002.

NOTARY PUBLIC
ROBIN A. WOOLEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 17, 2005

My Commission Expires:

This Notrization is only for Phyllis Korobow Krohn

**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named Nancy Krohn

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of August, 2002

Commission Expires 3/25/06

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 20____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO