Davidson County DEEDWARR
Recvd: 09/23/02 09:45 2pgs
Fees:12.00 Taxes:0.00

20020923-0115385

FILE BOX 19B
MAP 129-11-0-A
PARCEL 260.00CO
F.B.#: 9DZ-73098

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $122,500.00.

Dolores Jean Jackson
Affiant

Subscribed and sworn to before me this the 6th day of September, 2002.

My Commission Expires: 5/28/03

Notary Public

THIS INSTRUMENT PREPARED BY: **WEISS & WEISS, ATTORNEYS AT LAW**
Brentwood Executive Center, 761 Old Hickory Blvd, Suite 102, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
DOLORES JEAN JACKSON (Name)	FIRST HORIZON LOAN CORP., D/B/A FIRST TENNESSEE HOME LOANS (Name)
260 Cana Circle (Street Address)	P.O. Box 146 (Street Address)
Nashville, TN 37205 (City) (State) (Zip Code)	Memphis, TN 38101 (City) (State) (Zip Code)

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, I, **LUCILLE C. MADDUX, a/k/a LUCILE C. MADDUX, UNMARRIED**, hereinafter called the **"Grantor(s)"**, have bargained, sold, and leased, and by these presents do transfer and convey and lease unto **DOLORES JEAN JACKSON, UNMARRIED**, hereinafter called the **"Grantee(s)"**, her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, being Unit No. 260 of THE CLOISTER AT ST. HENRY, PHASE I C, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, 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 I C, attached as Exhibit "B" to said Master Deed for proper identification and for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lucille C. Maddux by SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT from St. Henry's Property Development, Inc., of record in Book 6821, Page 949, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Lucile Connell Maddux pursuant to a Power of Attorney executed by same on the 3rd day of June, 2002, of record in Instrument No. 20020603-0066871, said Register's Office.

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 I C, of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee.

BY-LAWS for The Cloister at St. Henry, of record in Book 6042, Page 650, as amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, and in Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.

CHARTER of The Cloister Owners' Association of record in Book 6076, Page 203, Register's Office for Davidson County, Tennessee.

EASEMENT for Sanitary Sewer and/or Storm Drainage purposes, of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.

REAL ESTATE TAXES for the current year which have been prorated and paid by the Grantors herein.

BEING improved property known as: 260 Cana Circle, 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 6596, Page 608, Register's Office for Davidson County, Tennessee, and any extension thereof but not further. 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.

GRANTEE UNDERSTANDS that Grantor is not conveying the real estate in fee simple and this conveyance is both a Sub-Lease 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.

IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names this 6th day of September, 2002.

LUCILE CONNELL MADDUX

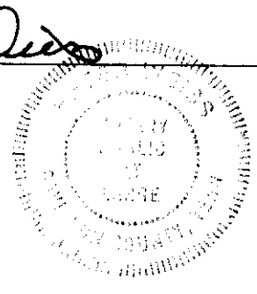
By: Lucile C. Maddux by
Bailey White, Attorney-in-Fact
Bailey White POA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of September, 2002, before me personally appeared ALLISON BALTHROP, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of LUCILE CONNELL MADDUX, and acknowledge that she executed the same as the free act and deed of the said Lucile Connell Maddux.

My Commission Expires: 5/28/03

Notary Public



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