This Instrument was Prepared By:
Hugh W. Entrekin
700 Craighead Street, Suite 107
Nashville, Tn 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value,
Whichever is greater, for this
Transfer is $152,500.00.

Affiant

Subscribed and sworn to before me, this
19th day of February, 2003.

Notary Public

My Commission Expires: 3-6-06

Phillip Davis Alexander NOTARY PUBLIC AT LARGE My Commission Exp. March 6, 2006 Williamson County, Tennessee

Davidson County DEEDWARR
Recvd: 02/21/03 15:22 2pgs
Fees:13.00 Taxes:564.25

20030221-0023573

Address New Owner
As Follows:
Irving Lazar and Jules M. Marquart
313 Cana Circle
Nashville, TN 37205

Send Tax Bills to:
SAME

Map-Parcel Number
129-11-A-313

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PATRICK J. McREDMOND, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto IRVING LAZAR and his wife, JULES M. MARQUART, hereinafter called the Grantees, their heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being, Unit No. 313 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Coded 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 conveyed to Patrick J. McRedmond and wife, Ann Marie McRedmond by deed from Madelyne R. Koban of record in Book 10731, Page 641, Register's Office for Davison County, Tennessee. Said Ann Marie McRedmond having since died, Patrick J. McRedmond, Jr. signing on behalf Of Patrick J. McRedmond as per Power of Attorney signed by Patrick J. McRedmond Dated March 15, 1993 and filed for record in Book 10202, Page 532, Register's Office for Davidson County, Tennessee.

This conveyance is made subjected to:

1. County tax for subject years.
2. All matters set forth in Plat of record in Book 5200, Page 676, and Amended in Plat Book 6250, Page 924 Register's Office for Davidson County, Tennessee.
3. Any and all restrictions and easements and By-Laws of record.
4. Provisions of Tennessee Code Annotated, Section 64-27-101. et seq.

This is improved property known as 313 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 Ground Lease to St. Henry's Property Development, Inc., of record in Book 6596, Page 608, Register's Office for Davidson County, Tennessee, and any extension thereof but no further

Grantee understands that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease to Grantee of the above described condominium apartment for the full term of the Ground Lease to St. Henry's Property Development, Inc., and any extension thereof, and a conveyance by Grantor of all his right, title and interest in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantor and St. Henry's Property Development, Inc., under the Ground Lease to St. Henry's Property Development, Inc., including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand this 19th day of February, 2003.

Patrick J. McRedmond by Patrick J. McRedmond, Jr. attorney in fact

Patrick J. McRedmond by Patrick J. McRedmond, Jr. Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me Philip Davis Alexander, a Notary Public for the State and County aforesaid, personally appeared Patrick J. McRedmond, Jr signing on behalf of Patrick J. McRedmond, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the he executed the within instrument for the purposes therein contained on behalf of Patrick J. McRedmond.

Witness my hand and official seal at Nashville, Tennessee this 19th day of February, 2003.

Notary Public

My Commission Expires: 3.6.06

Phillip Davis Alexander NOTARY PUBLIC AT LARGE My Commission Exp. March 6, 2006 Williamson County, Tennessee