THIS TRANSFER IS EXEMPT FROM TRANSFER TAX.

THIS INSTRUMENT PREPARED BY:
Record & Return To:
David W. Kious, Attorney
Southern Title Services, LLC
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076
File No. 200350377

Davidson County DEEDWARR
Recvd: 05/19/03 13:51 2pgs
Fees:12.00 Taxes:0.00
20030519-0068007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever Is greater, for this transfer is Exempt from tax.

David L. Swift
Affiant

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of May 2003.

Linda V. Jones
Notary Public

My Commission expires: 7-23-05

ASSIGNMENT OF SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.**
Barbara B. Swift	**Owner**	**Map 129-11-A**
David L. Swift		**Parcel 412.00 CO**
412 Siena Drive		
Nashville, TN 37205		

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, **John R. Nanni, a married man**, (the "Grantor") has bargained, sold and conveyed, and by these presents does transfer and convey unto **Barbara B. Swift and husband David L. Swift** (the "Grantee"), her heirs and assigns, all right, title and interest of the Grantor in and to a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 412, on the plan of Phase 1-B, of Lot No. 2, The Cloister at St. Henry, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown by plan appearing of Record in Book 5200, page 529, as revised in Book 5200, page 676, and further set-out as Exhibit "B" to Master Deed in Book 6237, page 665, of the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same Leasehold Interest conveyed to conveyed to Marcella D. Nanni, unmarried by Warranty Deed of Record in Book 10184, page 675, said Register's Office. The said Marcella D. Nanni died, testate, on September 23, 1999 devising subject property to her son, John R. Nanni, as evidenced in Probate file No. 99P-1790, Office for the Clerk of the Probate Court for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

1. Provisions of Section 66, Chapter 27, Section 101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed of record in Book 6247, page 655, as amended in Book 6834, page 449; By-Laws in Book 6042, page 650, as amended in Book 6519, page 187, Book 7590, page 273, and in Instrument No. 20020109-0003371; Charter of The Cloister at St. Henry Home Owners Association of Record in Book 6076, page 203; RODC, Tennessee.

3. Sanitary Sewer Easement and/or Storm Drainage in Book 4191, page 157; Storm Water Detention Agreement in Book 6824, page 870, said Register's Office.

4. Terms and Conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville and St. Henry's Property Development, Inc., in Book 5961, page 657, said Register's Office.

5. All matters as shown on plat of record in Plat Book 5200, page 529, as revised in Book 5200, page 676, said Register's Office.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

THIS is improved property known as 412 Siena Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment and leasehold interest, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, (or the term of the Grantors' Ground Lease of record in Book 5961, page 657, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further).

Signed this the 15th day of May 2003.

John R. Nanni

John R. Nanni

STATE OF Tennessee

COUNTY OF Davidson

On this 15th day of May 2003, before me personally appeared John R. Nanni, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of May 2003.

Notary Public

My commission expires: 7-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.