THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $130,000.00.* Ella Mae Hopkins *Affiant* *Notary Public* *My commission expires:*

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires September 24, 2005
STATE OF TENNESSEE

Name and Address of New Owner:

Chesley E. and Travis R. Perkins
105 Cloister Drive
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 07/02/03 08:52 2pgs
Fees:13.00 Taxes:481.00
20030702-0091220

Send Tax Bills To:

Same

Street Address of Subject Property:	**Map and Parcel:**
105 Cloister Drive Nashville, Tennessee 37205	129-11-A-105 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ELLA M. HOPKINS, unmarried,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CHESLEY E. PERKINS AND HUSBAND, TRAVIS R. PERKINS,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 105 of The Cloister at St. Henry, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, page 602, as amended by amendment to Master Deed, of record in Book 6071, page 149, and further amended by Correction of Amendment to Master Deed, of record in Book 6237, page 660, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit described in said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2, The Cloister at St. Henry, of record in Plat Book 5200, page 529, and revised in Plat Book 5200, page 676, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to William H. Hopkins and wife, Ella M. Hopkins, by Sublease and Conveyance of Condominium Apartment from Davis W. Adkisson, Jr. and Jeffrey K. Adkisson, of record in Book 7371, page 196, Register's Office for Davidson County, Tennessee. The said William H. Hopkins having since died.

The conveyance of the above described parcel of land is subject to:

1. All matters shown on the Plan of record in Plat Book 5200, page 529, as revised in Plat Book 5200, page 676, Register's Office for Davidson County, Tennessee.

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry of record in Book 6042, page 602, Book 6071, page 149, and in Book 6519, page 187, all in the Register's Office for Davidson County, Tennessee.

3. Sanitary sewers and/or storm easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

4. Subject to terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Property Development, Inc. dated August 31, 1982, of record in Book 5961, page 657, Register's Office for Davidson County, Tennessee.

5. Amendment to By-Laws of record in Book 7590, page 273, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantees understand that Grantor is conveying all her right, title and interest in and to the described condominium apartment and not real estate in fee simple. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS my hand this 28th day of May, 2003.

Ella Mai Hopkins

ELLA M. HOPKINS

Ella M. Hopkins

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ELLA M. HOPKINS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:
