03

Realty Title
48-A

PREPARED BY:
SATURN AND MAZER
212 Third Avenue, North
Nashville, TN 3720l

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,950.00.

Connie M. Conner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF SEPTEMBER, 2003.

Diane K. Mann - Notary Public
My Commission Expires: 3/14/2005

Davidson County DEEDWARR
Recvd: 09/19/03 08:51 2pgs
Fees:13.00 Taxes:491.92
20030919-0138633

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP & PARCEL
JOY J MARSHALL 282 Cana Circle Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 79041 Maltimore, MD 21279-0041	129-11-A-282 9DZ 73167

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, VIRGINIA EVERS, Unmarried, (the "Grantor"), has bargained, sold and leased, and by these presents hereby transfer, convey and lease unto:

JOY J MARSHALL

(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. 120L of the Cloister at St. Henry Phase 1D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 6933, page 927,* Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. *amended in Book 7404, Page 766,

Being the same property conveyed to Virginia Evers, unmarried, by deed from Edna Marie McCaffrey, unmarried, of record in Book 10073, page 763, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6933, Page 927, amended in Book 7404, page 766, additional By-laws in Book 6042, page 650, Book 7590, page 273 and Book 9269, page 285, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated July 15, 1986 of record in Book 6922, Page 282, said Register's Office.

Subject to Nondisturbance Agreement by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Property Development, Inc., dated July 15, 1986 of record in Book 7306, Page 289, said Register's Office.

This is improved property known as: 282 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 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 11th day of September, 2003.

Virginia G Evers
VIRGINIA EVERS

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 VIRGINIA EVERS, Unmarried, 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 the 11th day of September, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. ALAN D. MAZER

My Commission Expires: 3/25/06