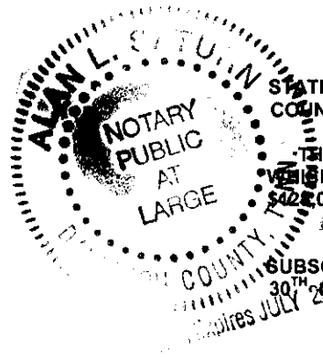
FILE NO. SP42985
FILE BOX "7"

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 $42,000.00..

Wanda B. Farrar, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH day of April, 2004.

Notary Public
My Commission Expires: 7/29/2006

Davidson County DEEDWARR
Recvd: 05/04/04 10:35 2pgs
Fees:13.00 Taxes:473.60

20040504-0050450

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Charles E. Farrar and Wanda B. Farrar, Co-Trustees 213 Cana Circle Nashville, TN 37205	SAME AS NEW OWNER	129-11-A-213 9DZ 12627

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, BESSIE A. STARR, Unmarried, (the "Grantor"), have bargained, sold and leased, and by these presents Hereby transfer, convey and lease unto: CHARLES E. FARRAR and WANDA B. FARRAR, CO-TRUSTEES OF THE CHARLES E. AND WANDA B. FARRAR LIVING TRUST UNDER AGREEMENT DATED APRIL 30, 2004

(the "Grantee"), 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, described as follows, to-wit:

UNIT NO. 213, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1-A, of record in Book 5200, Page 529, 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 1B, attached as Exhibit "B" to said Master Deed for proper identification.

BEING the same property conveyed to Bessie A. Starr by deed from Ann M. Giuli, William F. Giuli, Mary G. Crout, Catherine L. Giuli and Jane G. Baird, All of the heirs under the Will of Margaret Ann Giuli, of record in Instrument Number 20010111-0003514, Register's Office for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.
2. The 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 August 31, 1982, of record in Book 5961, page 657, said Register's Office.

3. An Easement for Sanitary Sewer and/or Storm Easement of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.

4. The Master Deed and By-Laws contained in instrument of record in Book 6042, page 602, as amended in Book 6071, page 149, Book 6237, page 660 and Book 6519, page 182, said Register's Office; all matters as shown on the plan of record in Book 5200, page 529, said Register's Office.

5. Real estate taxes for 2004.

This is improved property known as 213 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 30th day of April, 2004.

Bessie A. Starr by
Karen L Starr, Attorney in fact

BESSIE A. STARR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of April, 2004, before me personally appeared KAREN STARR, to me known to be the person who executed the foregoing instrument in behalf of BESSIE A. STARR, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said BESSIE A. STARR, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.