RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP42964

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned declares under oath that the Actual consideration or value, whichever is Greater, for this Conveyance of the Leasehold Is Exempt from tax.

Janet McAlister
Affiant

Davidson County DEEDWARR
Recvd: 05/21/04 13:02 2pgs
Fees:12.00 Taxes:0.00
20040521-0060021

Subscribed and sworn to before me, this 14th day of May, 2004.

Notary Public
My commission expires: 3/25/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Virginia R. LePore 416 Siena Drive Nashville TN 37205	SAME	129-11-0-A 416.OOCO

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frank J. Baldinger, Co-Executor, and Eileen Beehan, Co-Executor, of the estate of Edith B. Baldinger, deceased, and Eileen Beehan, Trustee of The Baldinger Family Trust, established by the Last Will and Testament of Edith B. Baldinger, deceased, hereinafter referred to as Grantors, have bargained and sold and leased, and by these presents do hereby transfer, convey and lease to Virginia R. LePore and Vito F. LePore, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Unit No. 416, 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 IB, of record in Book 6237, Page 665, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.
>
> Being the same property conveyed to O. J. Baldinger and wife, Edith B. Baldinger by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc. of record in Book 6421, Page 654, Register's Office for Davidson County, Tennessee. The said O. J. Baldinger and Edith B. Baldinger having since died, with O. J. Baldinger having predeceased Edith B. Baldinger. By Last Will and Testament of Edith B. Baldinger, of record in The Seventh Circuit Court of Davidson County, Tennessee, (Probate Division) Docket No. 03P-1007, decedent declared that any real property owned by her at her death be treated as part of her probate estate and treated as personalty for administrative purposes with the proceeds derived from the sale distributed to The Baldinger Family Trust for any beneficiary thereof under the age of 25. Eileen Beehan is the named Trustee of said trust. The beneficiaries of the trust are all under 25 years of age.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 416 Siena Drive, Nashville, TN 37205

To have and to hold the said Condominium Apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, for the term of the Ground Lease of record in Book 6208, Page 137, Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

Grantees understand that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantees of the above described condominium apartment for the full term of the Ground Lease and any extension thereof,

and a conveyance of Grantor of all right title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantees agree to assume jointly with The Cloister Owner's Association all obligations of the Grantor under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

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 our hands this 14th day of May, 2004.

Eileen Beehan, Trustee, Co-executor
Eileen Beehan, Trustee of the Baldinger Family Trust, and Co-Executor of the Estate of Edith B. Baldinger, deceased

Frank J. Baldinger, Co-executor
Frank J. Baldinger, Co-Executor of the Estate of Edith B. Baldinger, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eileen Beehan, Trustee of the Baldinger Family Trust, and Co-Executor of the estate of Edith B. Baldinger, deceased, and Frank J. Baldinger, Co-Executor of the Estate of Edith B. Baldinger, deceased, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained and in the capacities thereof.

Witness my hand in Nashville, TN, this 14th day of May, 2004.

Notary Public

My Commission expires 03/14/05