Davidson County DEEDWARR
Recvd: 05/25/04 09:34 2pgs
Fees:13.00 Taxes:605.88

20040525-0061052

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE 18th day of May, 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Jill Connors
My Commission Expires
November 27, 2004

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN. 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip G. Simpson	**Phillip G. Simpson**	129-11-A-275CO
(NAME)	(NAME)	
275 Cana Circle	**275 Cana Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **ROY D. GREEN AND WIFE, LAVERNE M. GREEN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED, SOLD AND LEASED, AND BY THESE PRESENTS DOES TRANSFER, CONVEY AND LEASE UNTO **PHILLIP G. SIMPSON AND WIFE, SUE M. SIMPSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 97R, 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 ID, of record in Book 6933, Page 927, 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 the Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase ID, attached as Exhibit "B" to said Master Deed for proper identification.

BEING the same property conveyed to Roy D. Green and wife, LaVerne M. Green by SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT from St. Henry's Property Development, Inc. of record in Book 7160, Page 251, Register's Office for Davidson County, Tennessee.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.
2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, Page 927, Register's Office for Davidson County, Tennessee, and By-Laws for The Cloister at St. Henry, of record in Book 6042, Page 650, said Register's Office.
3. All matters as shown on the Plan of Fifth Revision The Cloister at St. Henry, Phase ID, of record in Book 6250, Page 979, in said Register's Office.
4. Sanitary Sewer and/or Storm Easement, of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement, by and between St. Henry's Property Development, Inc., and the Metropolitan Government of Nashville and Davidson County, of record in Book 6862, Page 384, said Register's Office.
6. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Development, Inc., dated July 15, 1986, of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee.
7. Real estate taxes for 2004.

THIS IS IMPROVED PROPERTY known as **275 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 GRANTEES, their heirs and assigns, for the term of the Ground Lease, of record in Book 6922, Page 282, 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 by 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 my hand this **18th day of May, 2004.**

Roy D. Green by Roy D. Green, Jr., his Attorney in Fact

LaVerne M. Green by Roy D. Green, Jr., her Attorney in Fact

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roy D. Green, Jr. with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Roy D. Green and LaVerne M. Green and being authorized to act on behalf of said persons he executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2004

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Notary Public