PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 07/12/04 12:15 2pgs
Fees:12.00 Taxes:0.00
20040712-0082534

W & I Ref: (GJ) Title No: 44337

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Francis E. Hipkins and Lily F. Hipkins 704 Mt. Carmel Place Nashville, TN 37205	same

TAX MAP-PARCEL NUMBERS: 129-11-A-704

DEED OF LEASEHOLD INTEREST

FOR AND IN CONSIDERATION of the sum of **$140,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Teresa J. Woods, unmarried, hereinafter called the **Grantors**, has bargained and sold, and by these presents does hereby transfer and convey unto Francis E. Hipkins and spouse, Lily F. Hipkins, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, created upon a leasehold Estate, Being Unit No 704 of The Cloister at St. Henry, Phase IC, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6675 page 173 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.

Being the same property conveyed to Teresa J. Woods and husband, Robert J. Woods, by deed from Mary Louise Stiff, a widow of record in Book 7554, Page 176, Register's Office for Davidson County, Tennessee. The said Robert J. Woods has since died.

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 Grantors Ground Lease and any extension thereof, and 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 Grantors Ground Lease including payment of all real estate taxes assessed against both land and buildings. The attached copy of a resolution of the Board of Directors of St. Henry Property Development, Inc. is incorporated herein as **Exhibit "A"** to this instrument.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; Provisions of the Master Deed and By-Laws of record in Book 6675, page 173, Book 6675, page 226, Book 7590, page 273, said Register's Office; Exhibit "B" to the Master Deed of record in Book 6675, page 173, Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description; the terms and conditions of a Ground Lease of record in Book 6596, page 608, said Register's Office; a Storm Water Detention Agreement of record in Book 6824, page 870, said Register's Office

This is improved property, known as: 704 Mt. Carmel Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of July, 2004 .

Teresa J. Woods

Teresa J. Woods

State of TENNESSEE

County of DAVIDSON

On this 9th day of July, 2004, before me the undersigned authority, personally appeared Teresa J. Woods (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of Davidson My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this Conveyance of the **Leasehold is Exempt from tax.**

Lety L. Hipkins

Affiant

Sworn and subscribed before me this 9th day of July, 2004.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007