FILE NO. SP43263

FILE BOX "7"

Davidson County DEEDWARR
Recvd: 08/11/04 13:58 2pgs
Fees:13.00 Taxes:481.00

20040811-0097191

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00..

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF AUGUST, 2004.

NOTARY PUBLIC

My Commission Expires: 3-23-08

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP & PARCEL
FRED RACHIDE et al 414 Siena Drive Nashville, TN 37205	SAME AS NEW OWNER	129-11-A-414 9DZ 72880

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, MILDRED GUETLING, Unmarried, (the "Grantor"), has bargained, sold and leased, and by these does transfer, convey and lease unto FRED RACHIDE and wife, NELL RACHIDE, 99% interest, Joint Tenant with Right of Survivorship with MARIE RACHIDE, a 1% interest, (the "Grantee"), as Joint Tenants with Rights of Survivorship, their heirs and assigns, a certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

BEING Unit No. 414 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 1B, of record in Book 6237 Page 665, 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 Helen Will, unmarried, and Mildred Guetling, unmarried, their heirs and assigns, to own and hold as joint tenants with the right of survivorship, by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 6459, page 960, Register's Office for Davidson County, Tennessee. The said Helen Will having since died.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-2701, et seq.
2. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed for the Cloister at St. Henry, Phase 1B, recorded in Book 6237, page 665, Register's Office for Davidson County, Tennessee, and the By-Laws for The Cloister at St. Henry, recorded in Book 6042, Page 650, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.
4. Easements and other matters of record in Plat Book 5200, page 455, and Plat Book 5200, page 529, Register's Office for Davidson County, Tennessee.
5. 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, Register's Office for Davidson County, Tennessee.
6. Real estate taxes for 2004.

This is improved property known as 414 Siena Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said condominium apartment, and interest thereto belonging to the said Grantee, her heirs and assigns for the term of the Grantor's Ground Lease of record in Book 5961, page 657, Register's Office for Davidson County, Tennessee.

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 9th day of August, 2004.

Mildred Guetling (by)
MILDRED GUETLING
Elizabeth Devine A.I.F.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 9th day of August, 2004, before me personally appeared BETTY DEVINE, to me known to be the person who executed the foregoing instrument in behalf of MILDRED GUETLING, Unmarried, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said MILDRED GUETLING, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06