FILE NO. SP43354
FILE BOX "7"

PREPARED BY:
SATURN AND MAZER
212 Third Avenue, North
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF SEPTEMBER, 2004.

Notary Public

My Commission Expires: 3/25/06

Davidson County DEEDWARR
Recvd: 09/27/04 14:22 2pgs
Fees:13.00 Taxes:503.20
20040927-0116202

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP & PARCEL
JOE C. EADES et al 104 Emma Neuhoff Court Nashville, TN 37205	SAME AS NEW OWNER	129-11-A-3 9DZ 72852

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, I, ANN B. TUNE, Unmarried, (the "Grantor"), have bargained, sold and leased, and by these presents Hereby transfer, convey and lease unto:

JOE C. EADES and wife, VERNON W. EADES and HELEN K. KILLEBREW

(the "Grantee"), their heirs and assigns, a certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

UNIT NO. 104, 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 Ann B. Tune by Sublease and Conveyance of Condominium Apartment from Douglas Coulter, Trustee, of record in Book 9014, Page 329, 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. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and By-Laws for The Cloister at St. Henry, Phase IB, of record in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, recorded in Book 6042, Page 650, Register's Office for Davidson County, Tennessee.

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

4. Matters as shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase 1B, of record in Book 6250, Page 979, 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, Register's Office for Davidson County, Tennessee.

4. Subject to terms and conditions of a Ground Lease of record in Book 6208, Page 137, Register's Office for Davidson County, Tennessee.

5. Real estate taxes for 2004, which have been prorated and assumed by the Buyer.

This is improved property known as No. 104 Emma Neuhoff Court, 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 23 day of September, 2004.

ANN B. TUNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ANN B. TUNE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23 day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06