PREPARED BY:
SATURN AND MAZER
212 Third Avenue, North
Nashville, TN 3720l

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00.

Marie F. Ramsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of September, 2004.

Notary Public

My Commission Expires: 9-24-

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 09/30/04 08:33 3pgs
Fees:18.00 Taxes:624.93
20040930-0117595

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
MARIE F. RAMSEY 264 Cana Circle Nashville, TN 37205	New Owner	129-11-A-264

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, We, ROBERT ALDEN SWASEY and wife, BILLIE JEAN SWASEY and RICHARD S. MILLER and wife, KAREN S. MILLER, All as Joint Tenants with Rights of Survivorship, (the "Grantor"), have bargained, Sold and leased, and by these presents hereby transfer, convey and lease unto:

MARIE F. RAMSEY, An Unmarried Person

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

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:

UNIT NO. 264, 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 1C of record in Book 6675, Page 173, 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 1C, attached as Exhibit "B" to said Master Deed for proper identification.

BEING the same property conveyed to Robert Alden Swasey and wife, Billie Jean Swasey, Richard S. Miller and wife, Karen S. Miller, All as Joint Tenants With Right of Survivorship, by Sublease and Conveyance of Condominium Apartment, from Heirs of Arthur H. Frazier, deceased, of record in Instrument Number 20020528-0064309, Register's Office for Davidson County, Tennessee.

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 and By-Laws for the Cloister at St. Henry, recorded in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149; and Book 6519, page 187; and as corrected by Correction of Master Deed of record in Book 6237, page 660, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 1567, Register's Office for Davidson County, Tennessee.

4. Easement 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. Subject to terms and conditions of a 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 264 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 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 23rd day of September, 2004.

Robert Alden Swasey
ROBERT ALDEN SWASEY

Billie Jean Swasey
BILLIE JEAN SWASEY

Richard S. Miller
RICHARD S. MILLER

Karen S. Miller
KAREN S. MILLER

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 ROBERT ALDEN SWASEY and wife, BILLIE JEAN SWASEY and RICHARD S. MILLER and wife, KAREN S. MILLER, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they 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: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006