This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040651

Davidson County DEEDWARR
Recvd: 12/22/04 09:36 3pgs
Fees:18.00 Taxes:536.13
20041222-0152046

Send Tax Bills To:
Fitzgerald Atkinson
904 Glenmary Court
Nashville, TN 37205

New Owner is:
904 Glenmary Court
Nashville, TN 37205

MAP: 129-11A
PARCEL: 904

Sublease and Conveyance of Condominium Apartment

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, **Martha J. Hickman** , hereinafter referred to as Grantor, has bargained and sold, and leased by these presents do transfer and convey and lease unto the said **Fitzgerald Atkinson and wife, Ruth P. Atkinson**, hereinafter referred to as Grantee, its heirs and assigns, certain condominium apartment in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Unit No. 95-R created under Title 66, Chapter 27, Section 101, at seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1D, of record in Book 6933, page 927, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common element's 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 1D, attached as Exhibit "B" to said Master Deed for proper identification.

Being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Martha J. Hickman by Deed from Jacquelyn W. Kerr dated 1/20/04, recorded 2/6/04, in Instrument No. 20040206-0014694, 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, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase ID, recorded in Book 6933, Page 927, 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 shown on the Plan of Fifth Revision of the Cloister at St. Henry, Phase ID, 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.

TO HAVE AND TO HOLD the said condominium apartment with the appurtenances, estate, title and interest thereto belonging to the said Grantee, 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..

Grantee understands that the Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by the 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 rights, title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's 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 our hands this 10 day of December, 2004.

GRANTOR:

martha J. Hickman

Martha J. Hickman

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Martha J. Hickman** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10 day of December, 2004.

Leslie S. Harvey

Notary Public

My Commission Expires:_____

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN
My Commission Expires November 21, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $144,900.00.

x _____
Affiant

SWORN TO and subscribed before me this 10th day of December, 2004.

_____
NOTARY PUBLIC

ANN M. LEDE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

My commission expires:

7/25/2005