Davidson County DEEDWARR
Recvd: 01/11/05 14:10 2 pgs
Fees:13.00 Taxes:582.75
20050111-0004168

FB 12
JLR

FROM: Harry D. Claybrook, an unmarried person
TO: Michele S. Harris

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Michele S. Harris		
302 Cana Circle	(same)	Map 129-11-A
Nashville, Tennessee 37205		Parcel 302

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $157,500.00.

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2005.

Notary Public

JOHN D. CLAYBROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Expires: 9/22/07

My Commission Expires SEPT. 22, 2007

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Harry D. Claybrook, an unmarried person, hereinafter referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Michele S. Harris, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 117L created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, 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 ID, 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, said Register's Office, and subleased to Harry D. Claybrook and wife, Mary A. Claybrook, by Sublease and Conveyance, of record in Book 7419, page 245 said Register's Office, the said Mary A. Claybrook having since died.

Said property is transferred subject to the following:

1. 2005 Metropolitan Government taxes, which have been prorated

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, as amended in Book 7404, page 766, said Register's Office, and the Bylaws for The Cloister at St. Henry, of record in Book 6042, page 650, as amended in Book 7590, page 273, Book 9269, page 285 and by Instrument No. 200201090003376, said Register's Office.

3. All matters as shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase ID, of record in Book 6250, page 979, said Register's Office.

4. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4191, page 157, said Register's Office.

5. Storm water detention agreement of record in Book 6862, page 384, said Register's Office.

6. 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., of record in Book 6922, page 282, said Register's Office.

7. Rights of others in and to the common elements.

This is improved property known as 302 Cana Circle, 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 10th day of January, 2005.

Harry D. Claybrook by Scott A. Claybrook, attorney in fact

Harry D. Claybrook by Scott A. Claybrook, as Attorney-in-Fact

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 Scott A. Claybrook, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Harry D. Claybrook, the bargainor, and acknowledged that he executed the same as the free act and deed of the said Harry D. Claybrook, for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of January, 2005.

John D Claybrook

NOTARY PUBLIC

My Commission Expires: 9/22/07

JOHN D. CLAYBROOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007