THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 01/26/05 10:42 2 pgs
Fees:13.00 Taxes:599.40
20050126-0009670

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-26-09

(AFFIX SEAL)

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth T. Keller	OWNER	MAP 129-11-A
401 Siena Drive		PARCEL 401
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Mary Sneed Crosley Hunter, Trustee of the Mary Josephine W. Crosley Family Trust and William Lee Crosley Family Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED SOLD AND LEASED, AND BY THESE PRESENTS DO TRANSFER , CONVEY AND LEASE UNTO **Kenneth T. Keller and wife, Sophia B. Keller**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 401 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, as corrected in Book 6237, page 660, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in Master Deed. Reference is hereby made to the plat for Phase 1-A, of Lot No. 2, The Cloister at St. Henry, of record in Book 5200, page 529 as amended in Book 5200, page 656, said Register's Office for a more complete identification and description of such Unit.

BEING the same property conveyed to Mary Josephine W. Crosley Family Trust and William Lee Crosley Family Trust by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc. of record in Book 6182, page 801, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations; (7) 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 of record in Book 5961, page 657

This is **(X)** IMPROVED property known as **401 Siena Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and any extension thereof, but not further; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 the 10th day of January, 2005.

Mary Josephine W. Crosley Family Trust

By: Mary Sneed Crosley Hunter TEE
Mary Sneed Crosley Hunter, Trustee

William Lee Crosley Family Trust

By: Mary Sneed Crosley Hunter THEE
Mary Sneed Crosley Hunter, Trustee

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 **Mary Sneed Crosley Hunter, Trustee for Mary Josephine W. Crosley Family Trust** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of January, 2005.

My Commission expires 1-26-07

Notary Public

NOTARY PUBLIC AT LARGE

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 **Mary Sneed Crosley Hunter, Trustee for William Lee Crosley Family Trust** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of January, 2005.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY