RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
PREMIER ESCROW, LLC
4301 Hillsboro road, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Brenda L Lane
Affiant

Davidson County DEEDWARR
Recvd: 05/16/05 11:14 2 pgs
Fees:13.00 Taxes:517.63
20050516-0054777

Subscribed and Sworn to before me on this 13th day of May, 2005.

Notary Public
MY COMMISSION EXPIRES: Exp. 9/20/08

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL
Joseph A. Sanches and Gregory D. Glenn 227 Cana Circle Nashville, TN 37205	SAME	129-11A-227.00

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, Mary Margaret Hastings, unmarried, ("Grantor"), has bargained, sold and leased, and by these presents hereby transfer, convey and lease unto Joseph A. Sanches and Gregory D. Glenn ("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. 227, 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, of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, 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 Plan of Phase 1-A of Lot No. 2, The Cloister at St. Henry, of record in Book 5200, page 529, said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Mary Margaret Hastings by deed from Gideon P. Wade, Jr., unmarried, dated April 15, 1988, of record in Book 7518, page 963, 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. The terms and conditions of Ground Lease by and between James D. Niedergrass, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dates August 31, 1982, of record in Book 5961, page 657, said Register's Office.

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

4. The Master Deed and By-Laws contained in instrument of record in Book 6042, page 602, and as corrected in Book 6237, page 660, said Register's Office.

5. Real estate taxes for 2005 which have been prorated and assumed by Grantee.

This is improved property known as 227 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 5961, Page 657, 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 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.

In witness whereof, Sara Bradley, as attorney-in-fact for Mary Margaret Hastings, pursuant to Power of Attorney recorded in Instrument No. 20050516 - 00 54776, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Mary Margaret Hastings, this 13th day of May, 2005.

Sara Bradley

Mary Margaret Hastings,
By and through her agent and attorney-in-fact,
Sara Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Sara Bradley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Margaret Hastings, and who acknowledged that he executed the same as the free act and deed of Mary Margaret Hastings.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of May, 2005.

MY COMMISSION EXPIRES: 5/23/06

Brenda S. Lane
NOTARY PUBLIC

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.