Davidson County DEEDWARR
Recvd: 05/20/05 12:38 2 pgs
Fees:13.00 Taxes:543.90

20050520-0057165

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18 day of May, 2005.

Notary Public

My Commission Expires: 1/4/06

ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sublease and Conveyance of Condominium Apartment

THIS INSTRUMENT WAS PREPARED BY

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Sidwell & Barrett, LLC
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kenneth D. Adcock
904 Glenmary Court
Nashville, TN 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
129-11-0-A-901.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Fitzgerald Atkinson and wife, Ruth P. Atkinson,** hereinafter referred to as GRANTORS, has bargained and sold, and leased by these presents do transfer and convey and lease unto the said **Kenneth D. Adcock**, hereinafter referred to as GRANTEE, his heirs and assigns a cetain condominium apartment in Davidson County, State of 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 apputenant 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 Fitzgerald Atkinson and wife, Ruth P. Atkinson by Sublease and Conveyance from Marth J. Hickman, of record in Instrument No. 20041222-0152046, dated December 10, 2004, 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.

Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 904 Glenmary Court, Nashville, TN 37205.

Witness my hand this 17th day of May, 2005.

GRANTORS:

Fitzgerald Atkinson

Fitzgerald Atkinson

Ruth P. Atkinson

Ruth P. Atkinson

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 Fitzgerald Atkinson and wife, Ruth P. Atkinson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2005.

TENNESSEE NOTARY PUBLIC

Notary Public

11/2/05

My Commission Expires