This document prepared by (and after recording return to):

Firm/Company	Consumer Trust Title & Escrow, LLC
Address:	219 Ward Circle
Address 2:	Suite 3
City, State, Zip:	Brentwood, TN 37027
Phone:	(615) 369-0039

Davidson County DEEDWARR
Recvd: 09/20/05 10:59 3 pgs
Fees:18.00 Taxes:634.55



20050920-0112897

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SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ANNE C. FORD** referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **PETER J. HOPKINS AND WIFE, NELLY L. HOPKINS** hereinafter "collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 448 CREATED UNDER TITLE 66, CHAPTER 27,, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE MASTER DEED FOR THE CLOISTER AT ST. HENRY, PHASE 1B, OF RECORD IN BOOK 6237, PAGE 665, 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 1B, ATTACHED AS EXHIBIT B TO SAID MASTER DEED FOR PROPER INDENTIFICATION.

THIS BEING THE SAME PROPERTY CONVEYED AND LEASED TO MARY C. FORD BY DEED OF ST. HENRY'S PROPERTY DEVELOPMENT, INC. DATED JUNE 13, 1985 AND RECORDED JUNE 13, 1985 IN BOOK 6582, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO THE TRUSTEE OF THE MARY C. FORD RESIDENCE TRUST, PURSUANT TO TRUST AGREEMENT DATED JUNE 2, 1993 BY QUITCLAIM DEED OF MARY C. FORD DATED JUNE 2, 1993 AND RECORDED JUNE 4, 1993 IN BOOK 8972, PAGE 385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO ANNE C. FORD BY QUITCLAIM DEED OF ANNE C. FORD, TRUSTEE OF THE MARY C. FORD RESIDENCE TRUST DATED JUNE 2, 1993 RECORDED MARCH 24, 2000 IN INST. 200003240030216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL: 129-12-O-A-448 CO THIS PROPERTY IS KNOWN AS: 448 SIENA DRIVE, NASHVILLE, TN 37205

SUBJECT to Master Deed and By-Laws of record in Book 6042, Page 602, Book 6237, Page 665, Book 6519, Page 187, Book 6834, Page 449, Book 7590, Page 273; all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

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 6208, Page 137, Register's Office for Davidson County, Tennessee, and any extensions thereof but not further.

Grantee understands that 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 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 Grantor(s) hand(s) this the 16 day of September 2005.

Grantor
Anne C. Ford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16 day of September 2005, before me personally appeared ANNE C. FORD to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed ~~the same as such~~ person (or persons) free act and deed.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 6, 2008

Notary Public

Printed Name: _____

Commission Expires: _____

Grantor(s) Name, Address, phone:
ANNE C. FORD
1811 WOODMONT BLVD.
NASHVILLE, TN 37205
(615) 292-6917

Grantee(s) Name, Address, phone:
PETER J. HOPKINS
NELLY L. HOPKINS
448 SIENA DRIVE
NASHVILE, TN 37205

SEND TAX STATEMENTS TO GRANTEE

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$171,500.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16 day of September 2005

Shannon C Schuster
Affiant

Type or Print Name

(Seal)

Notary Public

My commission expires:

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

Type or Print Name