Davidson County DEEDWARR
Recvd: 10/17/05 12:16 2 pgs
Fees:13.00 Taxes:580.90
20051017-0124903

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Eugenia M. Thompson 502 Loyola Drive Nashville, TN 37205	Countrywide Home Loans, Inc. 801 Crescent Centre Dr. Suite 510 Franklin, TN 37067	Map 129-11A Parcel 502

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, AMOS H. POSTELL (Grantor), unmarried, have bargained and sold, and leased, and by these presents does transfer, convey and lease unto EUGENIA M. THOMPSON, unmarried, and ELISA T. IRVING, unmarried (Grantees), their heirs and assigns, a certain condominium apartment in DAVIDSON County, Tennessee, described as follows, to-wit:

Being Unit No. 502 created under Title 66, Chapter 27, Sections 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, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is herby made to the plat for Phase I-A of Lot No. 2, the Cloister at Saint Henry, of record in Book 5200, page 529, said Register's Office, for a more complete identification and description of such Unit.

Being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 5961, page 657, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amos H. Postell and wife, Marian L. Postell by deed from St. Henry's Property Development, Inc. of record in Book 6082, page 796, Register's Office for Davidson County, TN. The said Marian L. Postell having since died and the property vested in Amos H. Postell by estate by the entireties.

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 and undertakings contained in the Master Deed and By-Laws for The Cloister at St. Henry as recorded in Book 6042, page 602 and amended by Amendment to Master Deed of record in Book 6071, page 149, and restrictions of record in Book 6519, page 187, Register's Office for Davidson County, TN.

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

4. Any and all existing easements of record and to all matters shown on the plan of record in Book 5200, page 455, and Book 5200, page 529, said Register's Office.

5. Taxes for the year 2005.

The legal description is the same as the previous deed of record.

This is improved property known as Unit No. 502, 502 Loyola 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, his, her or their heirs and assigns for the term of the Ground Lease of record in Book 5961, page 857, Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

By acceptance of delivery of this instrument, the 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 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.

Witness my hand this 6th day of October, 2005.

Amos H. Postell
AMOS H. POSTELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMOS H. POSTELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of October, 2005.

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
3-21-09

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $157,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of October, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
MY COMMISSION EXPIRES JULY 19, 2008

Melissa L. Sanders
NOTARY PUBLIC