Bk# 29

This Instrument Prepared by:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 01/26/06 15:23 3 pgs
Fees:18.00 Taxes:595.70
20060126-0010222

File No. 14878

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Lori Rutledge, Lucille Reeves Jackson and Melissa R. Taylor sole heirs to the estate of Beverly S. Reeves,** hereinafter called the Grantors, have bargained, sold and subleased, and by these presents does hereby transfer and convey unto **Mary Neligan Steiner,** hereinafter called the Grantee, Grantee's heirs and assigns, a leasehold interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 223 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 and Book 6237, page 660 and modified by resolution of record in Book 6527, page 700, 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 hereby made to the plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, page 455, revised in Book 5200, page 656 and Book 6250, page 924, said Register's Office for a more complete identification and description of such unit.

BEING the same property conveyed to Beverly S. Reeves by deed from Edward H. Martin filed at Instrument No. 20040722-0087649, said Register's Office. The said Beverly S. Reeves having since died. Title now vested in Melissa R. Taylor, Cornelia R. Jackson and Lori R. Rutledge by Last Will & Testament of Beverly S. Reeves, No. 05P-881, Probate Court for Nashville, Davidson County, Tennessee.

Cornelia R. Jackson also being known as Cornelia Lucille R. Jackson and Lucille R. Jackson.
Lori R. Rutledge and Lori Rutledge being one and the same person.

The property herein conveyed is subject to:
1. 2006 taxes prorated and assumed.
2. Provisions of Tennessee Code Annotated, Section 64-2701, et. seq.
3. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and By-Laws for The Cloister at Saint Henry.
4. Sanitary Sewer and/or Storm drainage of record in Book 4191, page 157, said Register's Office.
5. Storm Water Detention Agreement filed in Book 6145, page 293, said Register's Office.
6. Ground lease between James D. Neidergeses and St. Henry's Property Development, Inc., filed in Book 5961, page 657, said Register's Office.
7. Easements and other matters of record in Plat Book 5200, page 455 and Plat Book 5200, page 529, said Register's Office.

This is improved property known as: 223 Cana Circle, Nashville, TN 37205

Grantors covenants with the said Grantee that is lawfully seized and possessed of the property, has a good right to transfer, convey and sub-lease it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth in Exhibit A attached hereto and incorporated herein by reference.

Grantors do further covenant and bind themselves and their heirs and assigns to warrant

and forever defend the leasehold interest to the property to said Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

WITNESS THE EXECUTION HEREOF this 25th day of January, 2006.

Lori Rutledge by
Lawson Freeman Attorney in Fact

Lori Rutledge
by: Lawson Freeman, Attorney in Fact

Lucille Reeves Jackson by
Lawson Freeman Attorney in Fact

Lucille Reeves Jackson
by: Lawson Freeman, Attorney in Fact

Melissa R. Taylor by
Lawson Freeman Attorney in Fact

Melissa R. Taylor
by: Lawson Freeman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2006, before me personally appeared Lawson Freeman, 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 Lori Rutledge, Lucille Reeves Jackson and Melissa R. Taylor, and acknowledged that he executed the same as the free act and deed of said Lori Rutledge, Lucille Reeves Jackson and Melissa R. Taylor.

Witness my hand and official seal.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

Notary Public

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NEW OWNER OF LEASEHOLD:
Mary Neligan Steiner
223 Cana Circle
Nashville, TN 37205

SEND TAX BILL TO:
New owner

Map: 129-11, Group A, Parcel 223 CO

File No. 14878

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer if $161,000.00

Laura Freeman

Affiant

Subscribed and sworn to before me this 25th day of January, 2006.

Notary Public

My Commission Expires:

CALLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2008