FILE BOX 19B
MAP & PARCEL
129-11-0-A-3.00CO
#06-04-021-D

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$169,900.00**.

Affiant

Subscribed and sworn to before me this the 26TH day of April, 2006.

My Commission Expires: 3/31/07

Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW
761 OLD HICKORY BOULEVARD, SUITE 301, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:
JULIA A. ELLIS
803 Marquette Drive
Nashville, TN 37205

SEND TAX BILLS TO:
"NEW OWNER"

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

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 and sufficiency all of which is hereby acknowledged, **BARBARA EGEL WOOLF, FRANCINE JOYCE BLUM AND JUDITH GAYE WERTHEIMER, as Devisees under The Will of Bette D. Rocklin, Deceased,** hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **JULIA A. ELLIS, UNMARRIED**, hereinafter called the **"Grantee"**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, being Unit 109R, together with the appurtenant interest in the common elements of THE CLOISTER AT ST. HENRY, PHASE 1D, a horizontal property regime established by Master Deed of record in Book 6933, Page 927, as amended in Book 7404, Page 766, and further described on the plan of record attached to said Master Deed, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof of record in Book 6042, Page 650, as amended in Book 6519, Page 187, in Book 7590, Page 273, in Book 9269, Page 285 and in Instrument No. 20020109-000376, said Register's Office. 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 the same property conveyed to BETTE D. ROCKLIN, by Deed from BARBARA R. EGEL, TRUSTEE UNDER THE BETTE D. ROCKLIN LIVING TRUST, of record in Instrument No. 20010914-0100211, said Register's Office. Bette D. Rocklin is now deceased and devised said property to Francine Blum, Judith Wertheimer and Barbara Egel N/K/A Barbara Egel Woolf by Last Will and Testament of record in Inst No. 5852/1956905, Probate Clerks Office for Davidson County, Tennessee. THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **FRANCINE JOYCE BLUM** pursuant to a Power of Attorney executed by same on the 2nd day of December, 2005, and being filed for record in Instrument No. 20060428-0049113 and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **JUDITH GAYE WERTHEIMER** pursuant to a Power of Attorney executed by same on the 2nd day of December, 2005, and being filed for record in Instrument No. 20060428-0049114, and being recorded simultaneously herewith.

THE said Barbara Egel and Barbara Egle Woolf is one and the same person.

THE said Francine Blum and Francine Joyce Blum is one and the same person.

THE said Judith Wertheimer and Judy Gayle Wertheimer is one and the same person.

Davidson County DEEDWARR
Recvd: 04/28/06 15:11 3 pgs
Fees: 18.00 Taxes: 628.63

20060428-0049115

- CONTINUED ON PAGE 2 -

THIS conveyance and lease 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 1D, of record in Book 6933, Page 927, and as amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee.

   BY-LAWS for The Cloister at St. Henry, of record in Book 6042, Page 650, as amended in Book 6519, Page 187, in Book 7590, Page 273, in Book 9269, Page 285, and in Instrument No. 20020109-000376, Register's Office for Davidson County, Tennessee.

   CHARTER of The Cloister Owner's Association, of record in Book 6076, Page 203, said Register's Office.

   EASEMENT for Sanitary Sewer and/or Storm Water Detention of record in Book 4191, Page 157, and in Book 6862, Page 384, said Register's Office.

   GROUND LEASE of record in Book 6922, Page 282, said Register's Office.

   NON-DISTURBANCE AGREEMENT, of record in Book 7306, Page 289, said Register's Office.

BEING improved property known as 803 Marquette 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 Grantee, his, her or their heirs and assigns for the term of the Grantor's Ground Lease of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTEE UNDERSTANDS that Grantor is not conveying the real estate in fee simple and this conveyance is both a Sub-Lease 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 against both land and buildings.

- CONTINUED ON PAGE 3 -

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 26th day of April, 2006.

BARBARA EGEL WOOLF, FRANCINE JOYCE BLUM AND JUDITH GAYE WERTHEIMER, AS DEVISEES UNDER THE WILL OF BETTE D. ROCKLIN, DECEASED

By: Barbara Egel Woolf
BARBARA EGEL WOOLF, DEVISEE

Francine Joyce Blum
FRANCINE JOYCE BLUM, DEVISEE

By: Barbara Egel Woolf
BARBARA EGEL, ATTORNEY-IN-FACT

Judith Gaye Wertheimer
JUDITH GAYE WERTHEIMER, DEVISEE

By: Barbara Egel Woolf
BARBARA EGEL WOOLF, ATTORNEY-IN-FACT

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 **BARBARA EGEL WOOLF, DEVISEE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of April, 2006.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 26th day of April, 2006, before me personally appeared **BARBARA EGEL WOOLF**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **FRANCINE JOYCE BLUM, DEVISEE**, and acknowledged that she executed the same as the free act and deed of the said FRANCINE JOYCE BLUM.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of April, 2006.

My Commission Expires: 03/31/07

Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

On this 26th day of April, 2006, before me personally appeared **BARBARA EGEL WOOLF**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **JUDITH GAYLE WERTHEIMER, DEVISEE**, and acknowledged that she executed the same as the free act and deed of the said JUDITH GAYLE WERTHEIMER.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of April, 2006.

My Commission Expires: 03/31/07

Notary Public