File Box 9B
First Title and Escrow Co., Inc.
~~#25476~~

Davidson County DEEDWARR
Recvd: 07/06/06 09:44 2 pgs
Fees:13.00 Taxes:616.05
20060706-0080631

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/24/07

(AFFIX SEAL)

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia J. Kerns	AMSOUTH BANK	MAP 129-11-0-A
815 Marquette Drive	2050 Parkway Office Circle	PARCEL 13
Nashville, TN 37205	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Estate of Anna B. Varley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, LEASED AND BY THESE PRESENTS DO LEASE, TRANSFER AND CONVEY UNTO **Douglas Ray Weikert and Patricia J. Kerns**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 113R, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase ID, a horizontal property regime established by Master Deed, of record in Book 6933, page 927, amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase I-D Fifth Revision, The Cloister at St. Henry of record in Plat Book 6250, page 979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anna B. Varley, unmarried by Sublease & Conveyance of Condominium Apartment dated 04/22/97 from Theresa Scott Carter, Trustee of the Theresa Scott Carter Revocable Living Trust of record in Book 10426, page 317, Reigster's Office for Davidson County, Tennessee. Anna B. Varley having died on February 4, 2006. By her will of record in Will Book 6306/2205418, Davidson County Probate Court Clerk's Office, she directed her executrix to sell her real estate. Letters Testamentary were issued to Ellen Austin Coode Varley in Docket No. 06P-351, said Clerk's Office.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of The Cloister at St. Henry Phase IA, of record in Book 6042, page 650, amended in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, and amended in Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Thhe Cloister Owners' Association of record in Book 6076, page 203, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The CLoister at St. Henry Phase ID, of record in Book 6933, page 927, amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee.

5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 197, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 979, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 6145, page 293, and Book 6862, page 384, Register's Office for Davidson County, Tennessee.
8. Ground Lease recorded in Book 6922, page 282, Register's Office for Davidson County, Tennessee.
9. Nondisturbance Agreement of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.
10. Resolution of record in Book 6527, page 700, Register's Office for Davidson County, Tennessee.

This is () UNIMPROVED
(X) IMPROVED property known as **815 Marquette Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness _____ hand( ) this the 30th day of June, 2006.

Estate of Anna B. Varley

BY: Ellen Austin Coode Varley Ex
Ellen Austin Coode Valley

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 Ellen Austin Coode Varley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and acknowledged herself to be the Executrix of the Estate of Anna B. Varley, the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained, as her free act and deed, having been properly authorized o so act.

Witness my hand and official seal this the 30th day of June, 2006.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN