PICK-UP

Davidson County DEEDWARR
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Fees:17.00 Taxes:0.00
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THIS INSTRUMENT PREPARED BY:
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214 Second Avenue North, Suite 300
Nashville, TN 37201

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Johnstone Lucas Ford, III, Trustee of the Anne Neely Ford Revocable Trust 4732 East Conway Drive Atlanta, GA 30327	(same)	Map: 129-11-A Parcel: 402

KNOW ALL MEN BY THESE PRESENTS that I, ANNE NEELY FORD, a single person (hereinafter "Grantor"), have this day bargained, sold, assigned and subleased, and by these presents do transfer, sell, assign and sublease unto William Johnstone Lucas Ford, III, Trustee of the ANNE NEELY FORD REVOCABLE TRUST u/t/a dated January 23, 2007, his successors and assigns, (hereinafter "Grantee") with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, the leasehold interest in a certain condominium in Davidson County, Tennessee, described as follows, to-wit:

> Unit No. 402, created under Title 66, Chapter 27, Section 101, etseq., as amended, Tennessee Code Annotated, and as established by the Master Deed for the Cloister at St. Henry, Phase IB, of record in Book 6237, page 665, Register's Office for Davidson County, Tennessee (the "Master Deed"), together with the undivided percentage interest in the common elements appurtenant to the said unit, as set forth in the said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase IB, attached is Exhibit "B" to the said Master Deed for a more particular description of said unit, and for proper identification.
>
> Being the same property conveyed to Anne Neely Ford, an unmarried person, by Assignment of Sublease from Dudley W. Warner, Tommy E. Warner and Richard H. Warner, each of them, as individuals and as Co-Executors under the Will of Sara Womack Warner, deceased, of record at Instrument Number 20050211-0016149, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, *et seq.*
2. Conditions, restrictions, options, encumbrances, liens, assessments, charges, easements and undertakings contained in the Bylaws for the Cloister at St. Henry, recorded at Book 6042, page 650, as amended in

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(F). No oath of value is required for this instrument in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

Book 6042. page 653 and Book 6519, page 187, Book 7590, page 273, and Instrument No. 20020109-0003376; and Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449, said Register's Office; including, but not limited to, a lien for special assessments and approval of purchaser and/or waiver of right of first refusal by the Homeowners Association of this instrument of conveyance. Also, subject to the Charter for the Homeowners Association, of record in Book 6076, page 203, said Register's Office.

3. Plat of record in Book 5200, page 529, revised in Book 5200, page 455, said Register's Office.
4. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, said Register's Office. Also, Storm Water Detention Agreement in Book 6824, page 870, said Register's Office.
5. The terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Property Development, Inc., dated August 31, 1982, and of record in Book 6208, page 137, said Register's Office.
6. Real estate taxes for 2007.

This is a leasehold interest in improved property known as 402 Siena Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said leasehold interest in the said unit condominium apartment, with the appurtenances, estate, title and interest thereunto belonging to the said Grantee, its successors and assigns, for the term of the Ground Lease of record in Book 6208, page 137, said Register's Office for Davidson County, Tennessee, and any extension thereof, but no further or otherwise.

Grantee understands that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to the Grantee of the above described condominium apartment unit for the balance of the full term of the Ground Lease and any extension thereof, and a conveyance by Grantor of all title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance and from the date hereof, the Grantee agrees to assume and to perform all the obligations of the owner of the said condominium apartment, for the payment of amounts due under the Ground Lease, as well as real estate taxes assessed against both the land and the buildings.

The Property is transferred "As-Is, Where-Is", without any representations or warranties express or implied, as to its condition or fitness for any use or purpose.

This conveyance is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 U.S.C.A. § 1701j-3 (d) (8). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

WITNESS my hand this 23 day of January, 2007.

Anne Neely Ford

ANNE NEELY FORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda F. O'Neal, a Notary Public of the State and County aforesaid, personally appeared ANNE NEELY FORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of January, 2007.

Linda F. O'Neal
Notary Public

LINDA F. O'NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

My Commission Expires:

11-14-09