Davidson County DEEDWARR
Recvd: 02/28/07 08:26 2 pgs
Fees:13.00 Taxes:721.50
20070228-0024370

FILE BOX 19B
MAP 129-11-0-A
PARCEL 261.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of February, 2007.

My Commission Expires: 1/3/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY: **WEISS & WEISS, ATTORNEYS AT LAW**
Brentwood Executive Center, 761 Old Hickory Blvd, Suite 301, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:

BETTY BAKER
261 Cana Circle
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(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, I, **ROBERTA L. LIMOR, EXECUTRIX for THE ESTATE OF MEYER DAVID SILVERMAN, DECEASED**, hereinafter called the **"Grantor(s)"**, have bargained, sold, and leased, and by these presents do transfer and convey and lease unto **BETTY BAKER, UNMARRIED**, hereinafter called the **"Grantee(s)"**, her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, being Unit 261, together with the appurtenant interest in the common elements of THE CLOISTER AT ST. HENRY, PHASE 1C, a Horizontal Property Regime established by Master Deed of record in Book 6675, Page 173, and further described on the plan of record attached as Exhibit B to said Master Deed and being located upon Lot No. 2 on the Plan of Phase 1D Fifth Revision The Cloister at St. Henry of record in Plat Book 6250, Page 979, 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.

BEING the same property conveyed to MEYER D. SILVERMAN AND WIFE, DOROTHY C. SILVERMAN, by Sublease and Conveyance of Condominium Apartment Deed, from HORACE F. SMITH, JR., AND FRANCES GANGUZZA AND CHERYL SAWYER, AS HEIRS AT LAW OF JANE S. SMITH, DECEASED, of record in Instrument No. 20060810-0098539, said Register's Office. AND further conveyed from Dorothy C. Silverman by Quitclaim to Meyer D. Silverman, of record in Instrument No. 20060830-0106938, said Register's Office.

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, Easements and Undertakings contained in the:

MASTER DEED for The Cloister at St. Henry, Phase I C, of record in Book 6675, Page 173, 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, Book 7590, Page 273, Book 9269, Page 285, and in Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.

CHARTER of The Cloister Owners' Association of record in Book 6076, Page 203, Register's Office for Davidson County, Tennessee.

EASEMENT for Sanitary Sewer and/or Storm Drainage purposes, of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.

REAL ESTATE TAXES for the current year which have been prorated and paid by the Grantors herein.

BEING improved property known as: 261 Cana Circle, Nashville, Tennessee 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 6596, Page 608, 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 assessed against both land and buildings.

IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names this 27th day of February, 2007.

ROBERTA L. LIMOR, EXECUTRIX for THE ESTATE OF MEYER DAVID SILVERMAN, DECEASED

By: _____
ROBERTA L. LIMOR, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of February, 2007, before me personally appeared **ROBERTA L. LIMOR, EXECUTRIX for THE ESTATE OF MEYER DAVID SILVERMAN, DECEASED**, 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 the Estate of Meyer David Silverman, Deceased, and acknowledge that he as Executrix for the Estate of Meyer David Silverman, Deceased executed the same as the free act and deed of such Executrix.

My Commission Expires: 1/3/2011

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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