Davidson County DEEDWARR
Recvd: 04/30/07 14:03 2 pgs
Fees:13.00 Taxes:693.38

20070430-0051244

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,400.00

Henslee Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF APRIL, 2007.

Lee A Cohen
Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 22, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNIS J. MCCARTHY	Same as new owner	129-11-0A-716.00CO
(NAME)	(NAME)	
716 MT. CARMEL PLACE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN 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, THOMAS L. STEWART, UNMARRIED AND HENSLEE STEWART, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS J. MCCARTHY, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A77R A/K/A Unit 716, on the plan of Phase 1-C of Lot 2, The Cloister at St. Henry, of record in Book 6675, page 173, Exhibit "B" of Master Deed, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Thomas L. Stewart and Henslee Stewart from Mae S. Allen, unmarried, life tenant, of record as Instrument No. 20060816-0101098, dated August 16, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Book 5200, page 676; the Master Deed of record in Book 6675, page 173; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157; Storm Water Detention Agreement of record in Book 6824, page 870; Terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated June 3, 1985 of record in Book 6596, page 608, and any and all other easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS HEREIN.

The signature of Thomas L. Stewart is signed by his duly appointed Attorney-In-Fact, Henslee Stewart pursuant to the Power of Attorney recorded in Instrument Number X20070430-0051243, REgister's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **716 MT. CARMEL PLACE, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 18th day of April, 2007.

Henslee Stewart

HENSLEE STEWART

Thomas L. Stewart
by Henslee Stewart
attorney in fact for

THOMAS L. STEWART Thomas L. Stewart

BY: HENSLEE STEWART, ATTORNEY IN FACT FOR THOMAS L. STEWART

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 Henslee Stewart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2007.

My commission expires: **SEPTEMBER 22, 2007.**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18 day of April, 2007, before me personally appeared Henslee Stewart, Attorney in Fact for Thomas L. Stewart, 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 **Thomas L. Stewart**, and who acknowledged that he executed the same as the free act and deed of **Thomas L. Stewart**.

Witness my hand and official seal at Nashville, Tennessee this 18 day of **April, 2007**.

My Commission expires: **September 22, 2007.**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public