Davidson County DEEDWARR
Recvd: 05/04/07 13:35 2 pgs
Fees:13.00 Taxes:699.30
20070504-0053879

This instrument prepared by:
Kevin D. Montgomery
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 306
NASHVILLE, TN 37215

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 189,000.00

x Joy L. Hunter

Subscribed and sworn to before me this 3 Day of May, 2007.

Notary Public

My Commission expires: _____

SUBLEASE AND CONVEYANCE OF CONDOMINUM APARTMENT

| Address New Owner: | Send Tax Bills To: | Map and Parcel No.: |
|---|---|---|
| William E. Hunter and<br>Joy L. Hunter<br>267 Cana Circle<br>Nashville, TN 37205 | William E. Hunter and<br>Joy L. Hunter<br>267 Cana Circle<br>Nashville, TN 37205 | Map 129-11-A<br>Parcel 267 |

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 of which is hereby acknowledged, the undersigned, **RANDALL M. FALK AND WIFE, EDNA U. FALK** (the "Grantor") has bargained, sold, and leased, and by these presents does transfer, convey and lease unto **WILLIAM. E. HUNTER and wife, JOY L. HUNTER** (the "Grantee"), their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 267 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase IC, of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase IC, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Randall M. Falk and wife, Edna U. Falk by deed from St. Henry's Property Development, Inc. of record in Book 6812, page 584, Register's Office for Davidson County, Tennessee.

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 and Bylaws for The Cloister at St. Henry, Phase IC, recorded in Book 6675, Page 173 and in Book 6042, page 602, Book 6042,

page 650, Book 6317, page 688, Book 6519, page 187, Book 6533, page 580, Book 7590, page 273, Book 9269, page 285 and Instrument #20020109-0003376, Register's Office for Davidson County, Tennessee.

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

4. Real estate taxes for 2007.

THIS is improved property known as No. 267 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.

Grantee understands that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease 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.

WITNESS my hand, this the 3 day of May, 2007.

Randall M. Falk
RANDALL M. FALK

Edna U. Falk
EDNA U. FALK

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 Randall M. Falk and Edna U. Falk, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 3 day of May, 2007.

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

NOTARY PUBLIC