THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26879-07-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $173,500.00. Subscribed and sworn to before me this 11th day of September, 2007. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner: Dorothy Clayton, Mary Harris, and Betsy Heaberg 100 Cloister Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 129110A.100.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank X. Bisceglia, as Executor of the Estate of Marita C. Bisceglia, Deceased**, ("Grantor"), has this day bargained and sold, and leased and does hereby transfer and convey **to Dorothy Clayton, for and during her life, with remainder in fee to Mary Harris and Betsy Heaberg, as joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 100 Cloister Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, for the term of the Ground Lease of record in Book 5961, page 657, Register's Office for Davidson County, Tennessee, and any extension hereof 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 the 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 at St. Henry Owner's Association all obligations of the Grantor under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of September, 2007.

Frank X. Bisceglia, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank X. Bisceglia, Executor**, 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, at office, this 11th day of September, 2007.

Notary Public

My Commission Expires: My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/12/07 14:00 2 pgs
Fees:13.00 Taxes:641.95

20070912-0109508

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 100, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-A horizontal property regime established by Master Deed, of record in Book 6042, page 602, amended in Book 6071, page 149 and Book 6237, page 660, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase 1-A, The Cloister at St. Henry of record in Plat Book 5200, pages 529 and 656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank J. Bisceglia and wife, Marita C. Bisceglia by Warranty Deed dated July 7, 1992 from Estate of Dorothy E. Murphy, Unmarried by John David Hughes, Executor and Estate of Dolores M. Hughes, Unmarried by John David Hughes, Executor of record in Book 8671, page 139, Register's Office for Davidson County, Tennessee. Frank J. Bisceglia predeceased Marita C. Bisceglia, who died on March 23, 2007. Letters Testamentary were issued to Frank X. Bisceglia. By Will of Marita C. Bisceglia, Davidson County Probate Court Clerk's Office, Docket No. 07 P 654, the Testatrix directed that her real estate be administered as part of her probate estate.

This conveyance is made subject to:

1. 2007 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. By-Laws of Cloister Owners Association, of record in Book 6042, page 650 and amended in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285 and Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of The 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 1 A, of record in Book 6052, page 602 and amended in Book 6071, page 149, Book 6237, page 660, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5200, pages 529 and 656, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6250, page 924, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6145, page 293 and Book 6824, page 870, Register's Office for Davidson County, Tennessee.
10. Ground Lease recorded in Book 5961, page 657, Register's Office for Davidson County, Tennessee.
11. Resolution recorded in Book 6527, page 700, Register's Office for Davidson County, Tennessee.