THIS INSTRUMENT WAS PREPARED BY:
Premier Escrow, LLC
4301 Hillsboro Road, Ste 300
Nashville, TN 37215

BOX 50-B
RETURN TO:
ESCROW CORP.
WEST END AVE.
TN 37203

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Vicki F. Pevsner 811 Marquette Drive Nashville, TN 37205	COUNTRYWIDE BANK, FSB P.O.BOX 660694 DALLAS, TX 75266-0694	Map 129-11 A Parcel 15

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, ALFRED SCOTT POWERS AND MARY LARK PETTY, herein called the "Grantors", has bargained, sold, and by these presents does transfer and convey unto VICKI F. PEVSNER, MARRIED, herein called the "Grantees", her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 114R, a certain Condominium Apartment, 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 1D, of record in Book 6933, page 927 as amended by instrument of record in Book 7404, page 766, 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 1D, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Doris M. Powers, by Sublease and Conveyance of Condominium Apartment from Lunsford M. Hollins, III, Susan Hollins Hendrickson and Virginia Hollins Guiffre of record in Book 11509, page 392, Register's Office for Davidson County, Tennessee. Doris M. Powers died intestate on November 26, 2006. Alfred Scott Powers and Mary Lark Petty are the heirs of Doris M. Powers, as established pursuant to Petition for Appointment of Administrator, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), under Docket No. 06P-1921, and by Affidavit of Heirship of record in Instrument No. 20080211 - 0013799, said Register's Office.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.

Davidson County DEEDWARR
Recvd: 02/11/08 14:09 3 pgs
Fees:18.00 Taxes:884.50
20080211-0013800

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed and Bylaws for The Cloister at St. Henry, recorded in Book 6933, page 927, and as Amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee.

Bylaws for The Cloister at St. Henry, of record in Book 6042, page 602, as Amended in Book 6519, page 187, Book 6675, page 173 and Book 7590, page 273, said Register's Office.

3. Easement for Sanitary Sewer and/or Storm Water Detention of record in Book 4191, page 157, and Book 6862, page 384, said Register's Office.

4. Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Property Development, Inc., dated July 13, 1986, of record in Book 6922, page 282, said Register's Office.

5. Subject to all matters shown on the Plan of record in Book 6250, page 979, said Register's Office.

6. Subject to 2008 real property taxes.

THIS IS IMPROVED PROPERTY known as 811 Marquette Drive, Nashville, TN 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 Ground Lease, of record in Book 6922, page 282, 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 on 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 to the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations to the Grantor under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 7 day of February, 2008.

ALFRED SCOTT POWERS

MARY LARK PETTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me John Gregory Hardeman, a Notary Public in and for said County and State, Alfred Scott Powers the within named 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 7 day of February, 2008.

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE Exp. 3/21/09

Notary Public

My Commission Expires:
3/21/09

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me John Gregory Hardeman, a Notary Public in and for said County and State, Mary Lark Petty 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of February, 2008.

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE Exp. 3/21/09

Notary Public

My Commission Expires:
3/21/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Subscribed and sworn to before me this 8th day of February, 2008.

Notary Public

My Commission Expires:
May 24, 2008