BOX 10-A

Davidson County DEEDWARR
Recvd: 04/03/08 12:14 3 pg
Fees:18.00 Taxes:777.74
20080403-0033786

APR 01 2008

RETURN TO AND
THIS INSTRUMENT PREPARED BY:
Amy Adams Gowan
Premier Escrow, LLC
4301 Hillsboro Road, Ste 300
Nashville, TN 37215

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP/PARCEL:
Carole Kazmerowski	New Owner	129-11A-402
402 Siena Drive		
Nashville, TN 37205		

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, **WILLIAM JOHNSTONE LUCAS FORD, III, TRUSTEE OF THE ANNE NEELY FORD REVOCABLE TRUST u/t/a DATED JANUARY 23, 2007**, (the "Grantor"), has bargained, sold and leased, and by these presents does transfer, convey and lease unto **CAROLEE KAZMEROWSKI, UNMARRIED**, (the "Grantees"), 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 No. 402 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record In Book 6042, page 602, and Book 6675, page 173, as amended In Book 6071, page 149, corrected by Correction to Master Deed of record in Book 6237, page 665, and amended in Book 6519, page 187, and in Book 7590, page 273, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed, as amended. Reference is hereby made to the plat of Phase I-B of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, page 656, Book 5200, page 676, Book 6250, page 585, and as Exhibit "B" to said Master Deed, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William Johnstone Lucas Ford, III, Trustee of the Anne Neely Ford Revocable Trust u/t/a dated January 23, 2007 by deed from Anne Neely Ford, a single person, of record as Instrument No. 20070124-0009964, Register's Office for Davidson County, Tennessee.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

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

2. Matters shown on plan of record in Book 5200, page 656, Book 5200, page 676, and Book 6250, page 585, in said Register's Office.

3. Subject to the terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 6208, page 137, in said Register's Office.

4. Easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, in said Register's Office.

5 Storm Water Detention Agreement of record in Book 6824, page 870, in said Register's Office.

6. All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of The Cloister at Saint Henry Condominiums of record in Book 6042, page 602, Book 6237, page 665, and Book 6775, page 173, as amended in Book 6071, page 149, corrected by Correction to Master Deed of record in Book 6237, page 660, and amended in Book 6519, page 187, in Book 6834, page 449, in Book 7590, page 273 and Instrument No. 20020109-0003376, in the Register's Office for Davidson County, Tennessee.

7. Subject to the rights of others in and to the common elements.

8 Subject to the lien for special assessments contained in the Master Deed and By-Laws.

9. Real Estate Taxes for 2008.

THIS IS A LEASEHOLD INTEREST IN IMPROVED PROPERTY known as 402 Siena Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said leasehold interest in 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 5961, page 657, 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 of the Grantor under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 26 day of March, 2008.

CAROLE KAZMEROWSKI, BUYER

WILLIAM JOHNSTONE LUCAS FORD, III, TRUSTEE, SELLER

APR 01 2008

STATE OF GEORGIA)
COUNTY OF DEKALB)

Personally appeared before me, a Notary Public in and for said County and State, **WILLIAM JOHNSTONE LUCAS FORD, III, TRUSTEE**, 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 Atlanta, Georgia, this 26 day of March, 2008.

Commission Expires:
06/29/2010

Notary Public

SHEILA B. THOMAS NOTARY PUBLIC DeKALB COUNTY, GA Exp. June 29, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, **CAROLE KAZMEROWSKI**, 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 28th day of March, 2008.

Commission Expires:

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $210,200.00.

Affiant

Subscribed and sworn to before me this 28th day of March, 2008.

Notary Public

My Commission Expires: