This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 06/03/08 12:26 4 pg
Fees:23.00 Taxes:555.00

20080603-0056498

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SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JACQUE McBRIDE AS EXECUTRIX FOR THE ESTATE OF MARIE McBRIDE ARCHIE**, by the power conferred by the Last Will and Testament of Marie McBride Archie, and individually, (hereinafter referred to as "Grantor") has this day bargained and sold, and by these present does hereby transfer and convey unto **BERNARD NIEDERGESES** (hereinafter "Grantee") the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:
A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 103R 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 ID, 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 ID, attached as Exhibit "B" to said Master Deed for proper identification.

This being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to George A. Archie and wife, Anne Marie Archie by Warranty Deed of St. Henry's Property Development, Inc. recorded January 4, 1989 in Book 7442, Page 1, Register's Office for Davidson County, Tennessee.

George A. Archie died on September 20, 2001. Anne Marie Archie died on October 3, 2007. Pursuant to Last Will and Testament of Marie McBride Archie, the property is devised to Jacque McBride as the residuary beneficiary of the estate.

MAP AND PARCEL: 129-11-A-82OCO

This property is known as: **820 Marquette Drive, Nashville, TN 37205**

This conveyance and lease is subject to the following:

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

2.) Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for the Cloister at St. Henry, Phase ID, recorded in Book 6933, Page 927, as amended by instrument of record in Book 7404, page 766; the Bylaws for the Cloister at St. Henry, recorded in Book 6042, page 650, Book 6519, page 187, Book 7590, page 273, Book 9269, page 285; Instrument No. 20020109-0003376. Charter of Homeowner's Association of record in Book 6076, page 203 said Register's Office of Davidson County.

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 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 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 Owner's Association all obligations of the Grantor under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and building.

WITNESS Grantor(s) hand(s) this the 30th day of MAY, 2008.

Executrix for the Estate of Marie McBride Archie

By Jacque McBride
Jacque McBride, Executrix Executrix

Jacque McBride
Jacque McBride, Individually

STATE OF TENNESSEE
COUNTY OF

On this 30th day of May, 2008, before me, personally appeared Jacque McBride as Executrix of the Estate of Marie McBride Archie, Deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and official seal this 30th day of May, 2008.

Phyllis R VanOst
NOTARY PUBLIC

My Commission Expires: 11-22-08

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Grantor(s) Name, Address, phone:
Jacque McBride
1131 Richmond Drive
Nashville, TN 37216

Grantee(s) Name, Address, phone:
Bernard Niedergeses
820 Marquette Drive
Nashville, TN 37205

SEND TAX STATEMENTS TO:

GRANTEE

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 150,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30th day of MAY, 2008.

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Seal)

My commission expires:

11-22-08

Jacque M McBride
Affiant

JACQUE M MCBRIDE
Type or Print Name

Phyllis R Van Olst
Notary Public

Phyllis R. VanOlst
Type or Print Name