Davidson County DEEDWARR
Recvd: 07/09/08 13:59 2 pgs
Fees:13.00 Taxes:612.35
20080709-0070621

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,500.00

Affiant

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Subscribed and sworn to before me, this 1 day of July, 2008.

Notary Public
My commission expires: ~~02/22/09~~ My Commission Expires April 17, 2010

03-0806-35495

Address of New Owner:	Send Tax Bills to:	Tax Information
Martha Jane Moulder 510 Loyola Drive Nashville TN 37205	New Owner	129-11-0-A-510

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillip Donald Wood, hereinafter referred to as Grantors, have bargained and sold and leased, and do hereby transfer, convey and lease to Martha Jane Moulder, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Unit No. 510 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 1B, of record in Book 6237, Page 665, amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with the undividided 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 1B, attached as Exhibit "B" to said Master Deed for property identification.
>
> Being the same property leased and conveyed to Gladis D. Wood and assigned and subleased unto Gladis D. Wood and P. Donald Wood as tenants in common with rights of survivorship by deed from The Estate of Charles Reese Askew, dated July 29, 2005, recorded August 3, 2005, of record in Instrument No. 20050803-0091228, Register's Office for Davidson County, Tennessee. Gladis D. Wood leased and conveyed subject property to Gladis D. Wood and Phillip Donald Wood as joint tenants with rights of survivorship by quitclaim deed dated July 16, 2007, recorded August 7, 2007, of record in Instrument No. 20070807-0093838, said Register's Office. P. Donald Wood and Phillip Donald Wood being one and the same person. Gladis D. Wood having since died, leaving Phillip Donald Wood as the surviving tenant in common with right of survivorship.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 510 Loyola 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 Grantees, their heirs, successors and assigns, for the term of the Ground Lease of record in Book 6208, Page 137, Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

Grantees understand that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantees of the above described condominium apartment for the full term of the Ground Lease and any extension thereof, and a conveyance of Grantor of all right title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantees agree to assume jointly with The Cloister 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.

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

WITNESS my hand this 1st day of July, 2008.

Phillip Donald Wood

Phillip Donald Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phillip Donald Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of July, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09