| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00.<br>David L Hiner Sr<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2008.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-9-12<br>(AFFIX SEAL) |

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 07/10/08 10:26 2 pgs
Fees:12.00 Taxes:0.00

20080710-0070860

# SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David L. Hiner, Sr. | owner | MAP 129-11-A |
| 445 Siena Drive | | PARCEL 445.00CO |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nell Denton Ball**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED, SOLD and LEASED, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND LEASE UNTO **David L. Hiner, Sr. and wife, Linda Evans Hiner**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 445 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 Saint Henry, Phase IB, as of record in Book 6237, page 665 as amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee, together with the appurtenant undivided interest in the common element as set forth in the said Master Deed. Reference is made to the Plat for the Cloister at Saint Henry, Phase IB, attached as "EXHIBIT 'B'" to the said Master Deed.

Being the same property conveyed to Lenard L. Ball and wife, Nell Denton Ball by deed recorded in Book 7390, page 581, said Register's Office. The said Lenard L. Ball has since died. Nell Denton Ball is also known as Nell D. Ball.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **445 Siena Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns for the term of the Ground Lease to St. Henry Property Development, Inc. of record in Book 6208, page 137, said Register's Office., and any extension thereof. 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.

Grantee understands that the Grantor is not conveying the real estate in fee simple and this conveyance by Grantor to Grantee of the above described unit 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 unit.

Witness my hand this the 2nd day of July, 2008.

Nell Denton Ball by Bobby Strickland POA

Nell Denton Ball by Bobby Strickland, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bobby Strickland** 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 on behalf of Nell Denton Ball, as her Attorney in Fact, as the free act and deed of the within named Nell Denton Ball (Nell Denton Ball and Nell D. Ball are one and the same person).

Witness my hand and official seal this the 2nd day of July, 2008.

My Commission expires 1-9-12

Notary Public

JAMES A. WAGONER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN