THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27796-06-2008** **Record & Return To:** **Lighthouse Title** **301 South Perimeter Park Drive** **Nashville, TN 37211**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me this 30 day of June, 2008. Notary Public My Commission Expires: 3-10-12

JONATHAN TRISTON JACOBS NOTARY PUBLIC AT LARGE DAVIDSON

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner: James Harris, Margaret Harris 809 Marquette Drive Nashville, TN 37205	**Send Tax Bills To:** ← Same	**Tax Information:** Map and Parcel No.: 129110A014.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lurene R. Steinhouse, Unmarried**, ("Grantor"), has this day bargained and sold, and leased and does hereby transfer and convey to **James Harris and Margaret Harris** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 809 Marquette Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, for the term of the Ground Lease of record in Book 6922, page 282, and Nondisturbance Agreement of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee, and any extension hereof 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 the 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 the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30 day of June, 2008.

Lurene R. Steinhouse

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lurene R. Steinhouse**, 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, at office, this 30 day of June, 2008.

Linda Brake
Notary Public

My Commission Expires:
5/8/2012

LINDA BRAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/16/08 13:24 2 pgs
Fees:12.00 Taxes:0.00
20080716-0072914

EXHIBIT "A"

A certain condominium apartment in Davidson County, Tennessee, being Unit No. Unit No. 114L, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1D horizontal property regime established by Master Deed, of record in Book 6933, page 927 and amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase 1-D Fifth Revision, The Cloister at St. Henry of record in Plat Book 6250, page 979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence L. Steinhouse and wife, Lurene R. Steinhouse by Sublease and Conveyance of Condominium Apartment dated January 5, 1996 from Kathryn S. Pilcher, individually and as Trustee of the Marital Fund and David M. Pilcher and Eugene Culler Pilcher, Trustees of the Family Fund of record in Book 9915, page 109, Register's Office for Davidson County, Tennessee. The said Clarence L. Steinhouse having since died.

This conveyance is made subject to:

1. 2008 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of The Cloister at St. Henry, Phase 1A, of record in Book 6042, page 650 and amended in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, and Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of The Cloister Owner's Association of record in Book 6076, page 203, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry, Phase 1D, of record in Book 6933, page 927, amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 157 and Instrument No. 20061101-0135335, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6250, page 979, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6145, page 293 and in Book 6824, page 870 and in Book 6862, page 384, Register's Office for Davidson County, Tennessee.
9. Ground Lease recorded in Book 6922, page 282, Register's Office for Davidson County, Tennessee. Nondisturbance Agreement of record in Book 7306, page 289, said Register's Office.
10. Resolution recorded in Book 6527, page 700, Register's Office for Davidson County, Tennessee.