Davidson County DEEDWARR
Recvd: 09/15/08 12:51 2 pgs
Fees:13.00 Taxes:549.45
20080915-0094096

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARC
Carol R. Johnson	New Owner	Map/Parcel -
262 Cana Circle		129-11A-262.00CO
Nashville, TN 37205		13302 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **William Paul Bracy, III** (The "Grantor") has bargained and sold, and by these presents does assign, transfer and convey unto **Carol R. Johnson, an unmarried woman** (The "Grantee"), her heirs and assigns, a leasehold interest in a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 262, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE CLOISTER AT ST. HENRY PHASE IC, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 6675, PAGE 173, 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 BY ASSIGNMENT OF SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT FROM KATHERINE ANNE STRITCH AND THOMAS J. STRITCH, BOTH UNMARRIED TO NANCY BRACY, UNMARRIED AS RECORDED ON THE 31ST DAY OF OCTOBER, 2000 IN INSTRUMENT NO. 20001031-0107734; GROUND LEASE FROM JAMES D. NIEDERGESES TO ST. HENRY'S PROPERTY DEVELOPMENT, INC. AS RECORDED ON THE 2ND DAY OF JULY, 1985 IN BOOK 6596, PAGE 608 and SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT FROM ST. HENRY'S PROPERTY DEVELOPMENT, INC. TO KATHERINE ANNE STRITCH AND THOMAS J. STRITCH, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS RECORDED ON THE 22ND DAY OF APRIL, 1986 IN BOOK 6835, PAGE 852, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID NANCY RICE BRACY DIED ON MAY 31ST, 2007 AND UPON HER DEATH TITLE WAS DEVISED TO WILLIAM PAUL BRACY III BY WILL OF RECORD IN DOCKET NUMBER 07-P-1105 PROBATE COURT CLERK'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following:

1. Taxes for the year 2008, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLOISTER AT ST. HENRY, as recorded in Plat Book 6250, Page(s) 979, Plat Book 6250, Page 924, Plat Book 5200, Page 676 and Plat Book 5200, Page 455, said Register's Office.
3. Terms and provisions of by-Laws of The Cloisters Owner's Association recorded in Book 6042, Page 650, amended in Book 6519, Page 187, Book 6317, Page 720, Book 6533, Page 580, Book 7590, Page 273 and Book 9269, Page 285 and Instrument No. 20020109-0003376, said Register's Office.
4. Charter of The Cloister Owner's Association recorded in Book 6076, Page 203, said Register's Office.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY of record in Book 6042, Page 602 , as amended by instrument(s) of record in Book 6071, Page 149, Book 6237, Page 660, (Phase 1A) Book 6237, Page 665, corrected in Book 6834, Page 449 (Phase 1B), amended in Book 6317, Page 688, Book 6533, Page 580, Book 6675, Page 173 (Phase 1C), Book 6933, Page 927, Book 7404, Page 766, (Phase 1D), said Register's Office; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
6. Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4191, Page 157, said Register's Office.
7. Storm Water Detention Agreement as set forth in instrument recorded in Book 6862, Page 384, said Register's Office.
8. Ground Lease recorded in Book 6596, Page 608 sublease in Book 6835, Page 852, said Register's Office.
9. Fee simple interest of The Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville as disclosed by Warranty Deed recorded in Book 3499, Page 292, said Register's Office.

This is improved property commonly known as: 262 Cana Circle, Nashville, TN 37205

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $148,500.00

Carole Johnson
Affiant

Subscribed and sworn to before me
this 4th day of September, 2008

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said leasehold interest in a tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of a leasehold interest in said land; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the leasehold title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of September, 2008.

William Paul Bracy, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2008, before me personally appeared William Paul Bracy, III to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: ~~My Commission Expires:~~

MY COMMISSION EXPIRES: September 19, 2009