SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE 22nd day of June, 2009 Notary Public MY COMMISSION EXPIRES: July 26, 2003. (AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth S. Price and Thomas T. Price	**SAME**	**129-11-A-203**
(NAME)	(NAME)	
203 Cana Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **PHILLIP PAUL BREEN, JR. AND WIFE, BETTY LOU BREEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED, SOLD AND LEASED, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND LEASE UNTO **RUTH S. PRICE AND THOMAS T. PRICE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 203 created under title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Cod Annotated, and as established by a Mater Deed of Record in Book 6042, page 602, as amended in Book 6071, page 149, correction to Amendment of Record in Book 6237, page 660, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6042, page 650, amended in Book 6517, page 187, Book 7590, Page 273; Book 9269, page 285 and in Instrument No. 20020109-0003376, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in the Master Deed, as amended, reference is hereby made to the Plat for Phase 1-A of Lot 2, The Cloister at Saint Henry, of record in Plat Book 5200, page 529 and revised in Plat Book 5200, page 656, said Register's Office, for a more complete identification and description of said lot. Reference is also hereby made to the First Revision, The Cloister at St. Henry of record in Plat book 5200, page 676 which void, vacates and supersedes the recording of The Cloister at St. Henry of record in Plat Book 5200, page 455

Being the same property conveyed to Phillip Paul Breen, Jr. and wife, Betty Lou Breen from St. Henry's Property Development, Inc. of record in Book 6107, page 407 (Sublease and Conveyance of Condominium Apartment) Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090042018 DEEDWARR
Recvd: 06/24/09 08:06 2 pgs
Fees:13.00 Taxes:610.50
20090624-0058485

THIS SUBLEASE AND CONVEYANCE is subject to the following:

Restrictive Covenants of Record in Book 6042, page 602; Amended in Book 6071, page 149; Correction to Amendment in Book 6237, page 660, said Register's Office

By-Laws of Record in Book 6042, page 650; Book 6519, page 187; Book 7590, page 273; Book 9269, page 285 and in Instrument No. 20020109-0003376, said Register's Office

Charter of the Homeowner's Association of Record in Book 6076, page 203, said Register's Office

All matters shown on the Plan of record in Book 5200, page 529 as revised in Book 5200, page 676

Subject to terms and conditions of a ground lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated August 31, 1982 of record in Book 5961, page 657, said Register's Office

Storm Water Detention Agreement in Book 6824, page 870, said Register's Office

Agreement for Dedication of easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157, said Register's Office.

Taxes for the current year

THIS IS IMPROVED PROPERTY known as **203 Cana Circle, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, for the term of the Ground Lease, of record in Book 5961, page 657, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further.

GRANTEE UNDERSTANDS that Grantors are not conveying the real estate in fee simple and this conveyance is both a sublease by Grantors to Grantee of the above described condominium apartment for the full term of the Ground Lease and any extension thereof, and a conveyance by Grantors of all right, title and interest of the Grantors 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 Grantors 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 our hands this 22nd Day of June, 2009

Phillip Paul Breen, Jr.

Betty Lou Breen

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within namedPhillip Paul Breen, Jr, and wife, Betty Lou Breen, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 2009.

Commission expires: July 5, 2011

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

Shannon Philbin Notary Public