THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
The Fridrich Building, First Floor
2909 Poston Avenue
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 09/21/09 13:20 4 pgs
Fees:23.00 Taxes:469.90
20090921-0087781

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 129-11-0-A 509.00 CO

The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Subscribed and sworn to before me this the 18th day of September, 2009.

My Commission Expires:

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

Notary Public

Address of New Owner:
James Richard Johson
509 Loyola Drive
Nashville, TN 37205

Send Tax Bills To:
SAME

DEED OF LEASEHOLD INTEREST

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Louis Anthony McRedmond, Edward Stephen McRedmond and Anita M. Sheridan, Trustees of The Pauline Martin 509 Loyola Drive Revocable Trust,** hereinafter, collectively called the "Grantor," have bargained and sold, and by these presents do transfer and convey unto **James Richard Johnson and Nancy Elizabeth Huggins, as joint tenants with the right of survivorship,** hereinafter collectively called the "Grantee," all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 509, created under Title 68, Chapter 27, sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, page 602, as amended by Amendment to Master Deed in Book 6071, page 149, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase 1-A of Lot No. 2, the Cloister at Saint Henry of record in Book 5200, page 656, said Register's Office.

Being the same property conveyed to The Pauline Martin 509 Loyola Drive Revocable Trust by Quitclaim Deed from The Estate of Louise A. McRedmond of record in Instrument 200710090120068, Register's Office for Davidson County, Tennessee, dated April 30, 1999, as corrected in that certain Corrective Quitclaim Deed of record in Instrument No. 20090921-0087780, said Register's Office. And being the same property conveyed to Louis A. McRedmond and wife, Edith K. McRedmond, by deed from St. Henry's Property Development, Inc., of record in Book 6153, page 957, said Register' s Office. Both parties having since died and the said Edith K. McRedmond having predeceased Louis A. McRedmond.

This is improved property known as: 509 Loyola Drive, Nashville, TN 37205.

Grantee, by accepting delivery of this instrument, acknowledge that they understand 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 Grantor's Ground Leae 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.

This conveyance is subject to the following:

1. Real estate taxes for 2009, which have been prorated between Grantor and Grantee and will be paid by Grantee.

2. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and Bylaws for The Cloister at St. Henry, recorded in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 6042, page 650, Book 6519, page 187, Book 6533, page 580, Book 7590, page 273, Book 9269, page 285 and in Instrument No. 20020109-0003376, said Register's Office.

3. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

4. Terms and conditions of 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, including all applicable termination provisions.

5. Easements and other matters of record in Book 5200, page 656, said Register's Office.

6. Charter of The Cloisters Homeowners Association of record in Book 6076, page 203, said Register's Office.

To have and to hold the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, 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.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 18th day of September, 2009.

Trustees of The Pauline Martin 509 Loyola Drive Revocable Trust

By: Louis Anthony McRedmond
Louis Anthony McRedmond, Trustee

By: Edward Stephen McRedmond
Edward Stephen McRedmond, Trustee

By: Anita M. Sheridan
Anita M. Sheridan, Trustee

NOTARY ACKNOWLEDGEMENTS APPEARING ON FOLLOWING PAGE (S)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Louis Anthony McRedmond,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Pauline Martin 509 Loyola Drive Revocable Trust, the within named bargainor, and as Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Trustee.

Witness my hand and official seal in Nashville, Tennessee, this 18 day of September, 2009.

Amy D. Nix
Notary Public

My Commission Expires:

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Edward Stephen McRedmond,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Pauline Martin 509 Loyola Drive Revocable Trust, the within named bargainor, and as Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Trustee.

Witness my hand and official seal in Nashville, Tennessee, this 18 day of September, 2009.

Amy D. Nix
Notary Public

My Commission Expires:

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Anita M. Sheridan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Pauline Martin 509 Loyola Drive Revocable Trust, the within named bargainor, and as Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as Trustee.

Witness my hand and official seal in Nashville, Tennessee, this 18 day of September, 2009.

Amy D. Nix
Notary Public

My Commission Expires:

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 3, 2012

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 3, 2012

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey M. Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: _____



My Commission Expires JULY 3, 2012