BILL GARRETT, Davidson County
Trans: T20090083872 DEEDQC
Recvd: 12/11/09 15:52 2 pgs
Fees: 13.00 Taxes: 477.34
20091211-0113460

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $129,011.60.

X _____
Affiant

Sworn to and subscribed before me this 11 day of December, 2009.

_____
Notary Public

My Commission Expires: _____

This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mary Lynn Hancock 213 Cana Circle Nashville, TN 37205	Same	Map & Parcel 129-11-A-213

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Charles E. Farrar and Wanda B. Farrar, Co-Trustee of the CHARLES E. AND WANDA B. FARRAR LIVING TRUST under agreement dated April 30, 2004 ("Grantors"), do this day transfer, quit-claim, convey and lease unto Mary Lynn Hancock ("Grantee") all of their right, title and interest in the property described herein below as follows:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:

UNIT NO. 213, 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 St. Henry, Phase 1-A, of record in Book 5200, Page 529, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase I B, attached as Exhibit "B" to said Master Deed for proper identification.

BEING the same property conveyed to Charles E. Farrar and Wanda B. Farrar, Co-Trustee of the CHARLES E. AND WANDA E. FARRAR LIVING TRUST by deed of record in Instrument No. 20040504-0050450, record in Instrument, Register's Office for Davidson County, Tennessee

This deed was prepared without the benefit of a title search and the legal description used was that of the last deed of record. Said property is conveyed and leased subject to such limitations, restrictions and encumbrances as may affect the premises.

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 Grantor's 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 Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 213 Cana Circle, Nashville, TN 37205.

IN WITNESS WHEREOF, we have hereunto set our hand on this the 10th day of December, 2009.

Charles E. Farrar, Trustee

Wanda B. Farrar, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kevin D. Montgomery, a Notary Public in and for said County and State, the within named, Charles E. Farrar and Wanda B. Farrar, Co- Trustees CHARLES E. AND WANDA B. FARRAR LIVING TRUST under agreement dated April 30, 2004, 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 and who further acknowledged that they are the Co-Trustees of the CHARLES E. AND WANDA B. FARRAR LIVING TRUST under agreement dated April 30, 2004, and who further acknowledged that they are authorized by said Trust Agreement to execute the instrument as said Trustees.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2009.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011