BILL GARRETT, Davidson County
Trans:T20090087645 DEEDWARR
Recvd: 12/30/09 14:20 3 pgs
Fees:17.00 Taxes:0.00
20091230-0118563

THIS INSTRUMENT PREPARED BY:
PARKER, LAWRENCE, CANTRELL & DEAN
200 Fourth Avenue North, Fifth Floor
Nashville, TN 37219
615-255-7500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 129-11-0-A504.00CO

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 16th day of December, 2009.

My Commission Expires: March 4, 2013

NOTARY PUBLIC

BRADLEY WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owners:

Send Tax Bills to:

Thomas J. Wynne, 64 Valleybrook Drive, Hendersonville, TN 37075 SAME
Walter E. Wynne, 7115 Meadowood Road, Fairview, TN 37062 SAME
Elizabeth W. Church, 111 Tenkiller Drive, Sherwood, AR 72120 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, The Estate of Frances E. Wynne, deceased, hereinafter called the "Grantor," have bargained and sold, and by these presents do transfer and convey unto Thomas J. Wynne, Walter E. Wynne, and Elizabeth W. Church, as tenants in common, 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. 504, created under Title 66, 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 Frances E. Wynne by Sublease and Conveyance of Condominium Apartment from Ruth C. Walkup of record in Deed Book 9087, Page 150, Register's Office for Davidson County, Tennessee, dated September 14, 1993. And being the same property conveyed to Ruth C. Walkup by Sublease and Conveyance

of Condominium Apartment from Elizabeth J. Miller, a widow, of record in Book 8234, Page 748, said Register's Office.

This is improved property known as: 504 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 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.

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 Plat Book 5200, page 455 and 529 and first revision of record in Plat 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.

7. Storm Water Agreement of record in Book 6145, page 293, said Register's Office.

8. Storm Water Detention Agreement of record in Book 6824, Page 870, said Register's Office.

9. Provisions of T.C.A. § 66-27-101, f/k/a 64-2701 et seq.

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 16th day of December, 2009.

THE ESTATE OF FRANCES E. WYNNE

By: Thomas J. Wynne III
Thomas J. Wynne, III, Executor

By: Walter E. Wynne
Walter E. Wynne, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Thomas J. Wynne, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Frances E. Wynne, the within named bargainor, and as Executor, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Executor.

Witness my hand and official seal in Nashville, Tennessee, this 16th day of December, 2009

Brad Williams
Notary Public

BRADLEY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires: March 4, 2013

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Walter E. Wynne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Frances E. Wynne, the within named bargainor, and as Executor, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Executor.

Witness my hand and official seal in Nashville, Tennessee, this 16th day of December, 2009

Brad Williams
Notary Public

BRADLEY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires: March 4, 2013