This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20100005925 DEEDWARR
Recvd: 02/01/10 08:59 3 pgs
Fees:18.00 Taxes:629.00
20100201-0007631

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
David Stansberry & wife, Marilyn Stansberry **433 Siena Drive** **Nashville, TN 37205**	**Same**	**129 11 0 A 433.00**

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rosemary M. Black,** hereinafter called the Grantor, have bargained, sold, and leased, and by these presents hereby transfer, convey and lease unto **David Stansberry and wife, Marilyn Stansberry**, hereinafter called the Grantees, their heirs and assigns, a certain condominium apartment in Nashville, Davidson County, Tennessee, described as follows, to-wit:

> A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:
>
> Unit No. 433 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 1B, of record in Book 6237, page 665, amended in Book 6834, page 449, Register's Office of 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 1B, attached as Exhibit"B" to said Master Deed for proper identification.
>
> BEING the same property conveyed by sublease and conveyance of condominium apartment to Harold J. Black and wife, Rosemary M. Black, by St. Henry's Property Development, Inc., of record in Book 6545, page 792, Register's Office of

Davidson County, Tennessee. Said conveyance dated April 30, 1985. (Harold J. Black is now deceased.)

This improved property is known as 433 Siena Drive, Nashville, TN 37205.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.
2. The 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 6208, page 137, said Register's Office.
3. Subject to any and all building and zoning regulations of city, county and state.
4. 2010 county taxes are a lien, not yet due and payable.
5. Subject to all matters of record on plat in Book 6250, page 585, amended in Book 6834, page 449, RODC, TN.
6. Charter for Cloister Homeowners Association, of record in Book 6076, page 203, RODC, TN.
7. By-Laws for Cloister Homeowners Association, of record in Book 6042, page 650; Book 6317, page 688, Book 6519, page 187, Book 6533, page 580, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, RODC, TN.
8. Subject to Master Deed for The Cloister at St. Henry's, Phase 1B, of record in Book 6042, page 602, Book 6237, page 665, and Book 6834, page 449, RODC, TN.
9. Easement for sanitary sewer and or storm drainage of record in Book 4191, page 157, RODC, TN.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, for the term of the Grantor's Ground Lease of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee, and any extension thereof but not further;

Grantees understand that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantees of the above described condominium apartment for the full term of Grantors' 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, Grantees agree to assume jointly with The Cloister Owners' Association all obligations of the Grantor under

Grantors' 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 MY HAND THIS 22nd DAY OF JANUARY, 2010, IN FRANKLIN, TENNESSEE.

Rosemary M. Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, Rosemary M. Black, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22nd day of January, 2010.

Notary Public

My Commission Expires: 1/3/2011

KEVIN M. JOHNSON NOTARY PUBLIC TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, this 22nd day of January, 2010, in Franklin, Tennessee.

Notary Public

My Commission Expires: 4/6/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

20340A.2010/ms