BILL GARRETT, Davidson County
Trans:T20100038198 DEEDWARR
Recvd: 06/23/10 09:44 3 pgs
Fees:17.00 Taxes:0.00
20100623-0048928

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue, North
Nashville, TN 37208
(615) 254-2291

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
T. C. Orr 822 Marquette Drive Nashville, TN 37205	First National Bank of Chester County 3840 Hempland Road Mountville, PA 17554	129 11 A 822.00

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, **JACQUE M. MCBRIDE** ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **T. C. ORR** ("Grantee"), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 103L 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 ID, of record in Book 6933, Page 927, as amended by instrument of record in Book 7404, page 766, 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 ID, attached as Exhibit "B" to said Master Deed for proper identification.

Being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Jacque M. McBride by Sublease and Conveyance of Condominium Apartment of St. Henry's Property Development, Inc. recorded May 18, 2010 of record in Instrument Number 20100518-0038263, Register's Office for Davidson County, Tennessee.

This is improved property known as No. 103L, 822 Marquette Drive, Nashville, Davidson County, Tennessee 37205.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 66-27-101, et. seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase ID, recorded in Book 6933, Page 927, as amended by instrument of record in Book 7404, Page 766; the Bylaws for The Cloister at St. Henry, recorded in Book 6042, page 650, Book 6519, page 187, Book 7590, page 273, Book 9269, page 285; Instrument No 20020109-0003376; and the Charter of Homeowner's Association of record in Book 6076, page 203, Register's Office for Davidson County, Tennessee.

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

4. Matters shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase ID, of record in Book 6250, Page 979, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc. and The Metropolitan Government of Nashville and Davidson County, of record in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.

6. The foregoing conveyance is subject to all other encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his, her or their heirs and assigns for the term of the Grantor's ground lease of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

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 building.

WITNESS my hand this the 21st day of June, 2010.

Jacque M. McBride

This is a transfer of a leasehold interest. Pursuant to Tennessee Code Annotated, Section 67-4-409(a)(2), no transfer tax is due or payable. Pursuant to Tennessee Code Annotated, Section 67-4-409(a)(5), no oath of value is required.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **Jacque M. Mcbride**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknolwedged that she executed the foregoing instrument for th epurposes therein contained.

WITNESS my hand and seal, at office, this 21 day of June, 2010.

Phyllis R. VanOlst
NOTARY PUBLIC

My Commission Expires

PHYLLIS R. VAN OLST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7 2012

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.