THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100056409 DEEDWARR
Recvd: 09/08/10 14:48 3 pgs
Fees:18.00 Taxes:521.70
20100908-0071559

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***141,000.00.

Carmen G. Dawson
Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 31 day of September, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Mariette L. Dawson 233 Cana Circle Nashville, Tennessee 32705	SAME	MAP 129-11-0 A PARCEL 233.00 CO

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION of the sum of One Hundred Forty One Thousand and 00/100 Dollars ($***141,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Charles E. Farrar, unmarried, (hereinafter called the "GRANTOR"), have bargained, sold and leased, and by these presents do transfer, convey and lease unto Mariette L. Dawson, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 233, 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, of record in Book 6071, page 149, Register's Office for Davidson County, Tennessee, 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 I-A of Lot No. 2, the Cloister at Saint Henry, of record in Book 5200, page 529, said Register's Office for a more complete identification and description of such Unit.

BEING the same property conveyed to Charles E. Farrar and wife, Wanda B. Farrar, by Sublease and Conveyance of Condominium Apartment dated July 30, 1993, from Rose Marie Disser, unmarried, of record in Book 9032, page 854, in the Register's Office for Davidson County, Tennessee; the said Wanda B. Farrar having since died on March 1, 2010.

This is improved property known as 233 Cana Circle, Nashville, Tennessee 37205.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.
2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed and By-Laws for the Cloister at

St. Henry, record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, as corrected in Book 6237, page 660, in said Register's Office.

3. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, in the Register's Office for Davidson County, Tennessee.
4. Easements and other matters of record in Plat Book 5200, page 455, and Plat Book 5200, page 529, in said Register's Office.
5. Subject to terms and conditions of a 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, in said Register's Office.
6. Storm Water Detention Agreement of record in Book 6824, page 870, in said Register's Office.
7. Subject to all matters shown on the Plans of record in Book 6250, page 585, and Book 6250, page 924, in said Register's Office.
8. Amendment to By-Laws of record in Book 6519, page 187, in said Register's Office.
9. Davidson County real property taxes for 2010.

TO HAVE AND TO HOLD the aforesaid condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, for the term of the Ground Lease of record in Book 5961, page 657, in the 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 the 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 the conveyance, GRANTEE agrees to assume jointly with The Cloister Owners' Association all obligations of the GRANTOR under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR and GRANTEE have executed this instrument on this the 31 day of September, 2010.

Charles E. Farrar

Charles E. Farrar

Mariette L. Dawson

Mariette L. Dawson

By: Carmen Y. Dawson

Carmen Y. Dawson
Attorney in Fact

STATE OF Oklahoma)
COUNTY OF Cleveland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Farrar, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2010.

RENEE G. MUNGLE NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA #04004196 • March 11, 2014

RENEE G. MUNGLE NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA #04004196 • March 11, 2014

Renee G. Mungle

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Carmen Y. Dawson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Mariette L. Dawson and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Mariette L. Dawson.

WITNESS my hand and official seal this 31 day of September, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY