Return to: JTC
22805-8

Box 14-A

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**. Affiant Subscribed and sworn to before me, this the 21st day of September, 2010. Notary Public My commission expires: 10-21-12 (AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James C. Paavola **Marilyn R. Paavola**	**New Owner**	**Map 129-11-0-A Parcel 901.00CO**
195 South Edgewood Street		
Memphis, TN 38104		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Mrs. Frank A. Wilk a/k/a Cecelia Evans Wilk

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND LEASED BY THESE PRESENTS DO TRANSFER, CONVEY, AND LEASE UNTO

James C. Paavola and wife, Marilyn R. Paavola

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, INCLUDING ALL LEASEHOLD RIGHTS AND INTERESTS, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 93L of The Cloister at St. Henry Condominiums, Phase ID, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cloister at St. Henry Condominiums, Phase ID, of record in Book 6933, Page 927, amended 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 of The Cloister at St. Henry, Phase ID, attached as Exhibit "B" to said Master Deed in Book 6933, Page 927 and amended on Exhibit "A" to the Amendment to the Master Deed in Book 7404, Page 766, said Register's Office, for proper identification.

Being the same property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6922, page 282, said Register's Office, and subleased to Mrs. Frank A. Wilk, by Sublease and Conveyance of Condominium Apartment dated August 12, 1991, from Dorothy D. Bryan, a single person, of record in Book 8419, Page 538, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Mrs. Frank A. Wilk a/k/a Cecelia Evans Wilk, pursuant to a Durable General Power of Attorney executed by same on the 21st day of June, 2007, of record in Instrument No. 20100916-0073583, Register's Office for Davidson County, Tennessee.

This conveyance and sublease is subject to all the provisions of the Tennessee Horizontal Property Act, the terms and conditions set out in the Master Deed of record in Book 6933, Page 927, and as amended in Book 7404, Page 766, and By-Laws, of record in Book 6042, Page 650, and as amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, and Instrument No. 20020109-0003376, said Register's Office, matters shown on the Boundary Plat recorded in Book 6250, page 979, and the terms and conditions of the Ground Lease recorded in Book 6922, page 282, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **901 Glenmary Court, Nashville, TN 37205**

BILL GARRETT, Davidson County
Trans:T20100059600 DEEDWARR
Recvd: 09/22/10 09:56 2 pgs
Fees:13.00 Taxes:425.50

20100922-0075313

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, against the lawful claims of all persons whomsoever, 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. 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.

GRANTEE understands that GRANTOR is not conveying the real estate in fee simple and this conveyance is both a sublease by the full term of said Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the described condominium jointly with The Cloister Owners' Association all obligations of the GRANTOR under said Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

Witness my/our hand(s) this **21st** day of **September, 2010.**

Mrs. Frank A. Wilk

By: Attorney-in-Fact
Frank A. Wilk, Jr., Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Frank A. Wilk, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Mrs. Frank A. Wilk a/k/a Cecelia Evans Wilk**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mrs. Frank A. Wilk a/k/a Cecelia Evans Wilk**, for the purpose therein contained, by signing the name of **Mrs. Frank A. Wilk a/k/a Cecelia Evans Wilk**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of September, 2010.

Notary Public

My Commission expires: 10-21-12

KATHY HAND
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.