BOX #14A

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

BILL GARRETT, Davidson County
Trans:T20100063332 DEEDWARR
Recvd: 10/06/10 11:50 2 pgs
Fees:12.00 Taxes:0.00
20101006-0080039

State of Tennessee)
County of Davidson)

G#22803-2

The actual consideration or value, whichever is greater, for this transfer is **$152,000.00.**

Alice Carpenter
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2010.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK 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
Alice Carpenter	**"New Owner"**	**Map 129-11-0-A Parcel 271.00co**
271 Cana Circle		
Nashville, TN 37205		

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

Elberta A. Pritchett, an un-remarried widow, and Susan Elberta Pritchett n/k/a Susan Elberta Pritchett Allison, an un-remarried widow

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

Alice Carpenter

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. 92R of The Cloister at St. Henry Condominiums, 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, Phase ID, of record in Book 6933, Page 927, and amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6042, Page 650, and amended in Book 6519, Page 187, in Book 7590, Page 273, in Book 9269, Page 285, and in Instrument No. 20020109-0003376, said Register's Office, 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 as set out on Exhibit "B" to the Master Deed of record in Book 6933, Page 927, and amended on Exhibit "A" to the Amendment to the Master Deed of record in Book 7404, Page 766, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property transferred, conveyed and leased to Elberta A. Pritchett, a widow, by Sublease and Conveyance of Condominium Apartment dated March 31st, 1987, from St. Henry's Property Development, Inc., of record in Book 7191, Page 517, Register's Office for Davidson County, Tennessee. And further sold and leased to Susan Elberta Pritchett, subject to a life estate for Elberta A. Pritchett, by Sublease and Conveyance of Condominium Apartment dated April 14th, 2002, from Elberta A. Pritchett, a widow, of record in Instrument No. 20020417-0047497, said Register's Office. The said Susan Elberta Pritchett having married and is now known as Susan Elberta Pritchett Allison.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Normandy Place Condominiums, of record

aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

THIS instrument is being executed on behalf of Elberta Adamson Pritchett, pursuant to a Power of Attorney executed by her on the 1st day of October, 2001, of record in Instrument No. 20101006-0080038, Register's Office for Davidson County, Tennessee.

ELBERTA ADAMSON PRITCHETT BEING ONE AND THE SAME PERSON AS ELBERTA A. PRITCHETT.

This is improved (_X_) unimproved (___) property, known as: **271 Cana Circle, Nashville, TN 37205**.

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 whomever, 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 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 apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations of the Grantor under Grantor's Gound Lease, including payment of all real estate taxes assessed against both land and buildings.

Witness my/our hand(s) this **30th** day of **September, 2010.**

Elberta A. Pritchett

Elberta A. Pritchett a/k/a Elberta Adamson Pritchett

Susan Elberta Pritchett Allison atty-in-fact

By: Susan Elberta Pritchett n/k/a Susan Elberta Pritchett Allison, Attorney-In-Fact

Susan Elberta Pritchett Allison

Susan Elberta Pritchett Allison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2010.**

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2010.**

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.