BILL GARRETT, Davidson County
Trans:T20100069281 DEEDQC
Recvd: 11/02/10 08:19 3 pgs
Fees:17.00 Taxes:0.00
20101102-0087489

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $125,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF September, 2010.

NOTARY PUBLIC

My Commission expires: 5/6/13

REBECCA T. GARLAND NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Rebecca T. Garland, 109 Kenner Avenue #100-B, Nashville, TN 37205

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John T. Lewis	Same	129-11A
(NAME)	(NAME)	
1315 Winthorne Drive		253CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Sublease and Conveyance of Condominium Apartment

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

John Joseph Bevington Jr., individually and as Trustee of the John Joseph Bevington Jr. Generation Skipping Trust, Mary Leyden Johnson, individually and as Trustee of the Mary Leyden Johnson Generation Skipping Trust and Michael Bevington Sayles, individually and as Trustee of the Michael Bevington Sayles Generation Skipping Trust

hereinafter called the **GRANTORS**, have bargained, sold, and leased, and by these presents do transfer and convey and lease unto

John T. Lewis

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Unit No. 253 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 IB, of record in Book 6237, page 665, 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 IB, attached as Exhibit :B: to said Master Deed for proper identification.

Being the same property conveyed to Kathryn G. Bevington by deed from St. Henry's Property

Development, Inc. of record in Book 6577, Page 256, Register's Office for Davidson County, Tennessee. Kathryn G. Bevington having died July 17, 2009 testate, and under the terms of her will the property passed equally to three Generation Skipping Trusts for each of her three children. The children being John Joseph Bevington, Jr., Mary Leyden Johnson and Michael Bevington Sayles.
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 IB, recorded in Book 6237, page 665, Book 6042, page 602 and Book 6675, page 173, Register's Office for Davidson County, Tennessee, and the By Laws for The Cloister at St. Henry, recorded in Book 6042, page 650, Book 6519, page 187 and Book 7590, page 273, 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.

To Have and to Hold the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her/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.

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 Owners' Association all obligations of the GRANTOR under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

Witness our hands this 24 day of September, 2010.

John Joseph Bevington Jr by Michael Bevington Sayles atty in fact

John Joseph Bevington, Jr., individually and as Trustee of the John Joseph Bevington, Jr. Generation Skipping Trust by Michael A. Sayles, Attorney in Fact

Mary Leyden Johnson

Mary Leyden Johnson, individually and as Trustee of the Mary Leyden Johnson Generation Skipping Trust

Michael Bevington Sayles

Michael A. Bevington Sayles, individually and as Trustee of the Michael A. Bevington Sayles Generation Skipping Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this **24th** day of **September, 2010**, before me personally appeared **Michael Bevington Sayles**, with whom I am personally acquainted, and who acknowledged she executed the within Deed for the purposes therein contained as the **Attorney-in-fact for John Joseph Bevington, Jr.**, and that as said Attorney-in-fact he executed the within Deed for the purposes therein contained by signing the name of **John Joseph Bevington, Jr.** his free act and deed.

*individually & as Trustee

WITNESS my hand and official seal at office this 24th day of September, 2010.

My Commission Expires: 5/16/13

Notary Public

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this **24th** day of **September, 2010**, before me personally appeared **Michael Bevington Sayles*** **and Mary Leyden Johnson***, with whom I am personally acquainted, and who acknowledged they executed the within Deed for the purposes therein contained

*individually & as Trustee

WITNESS my hand and official seal at office this 24th day of September, 2010.

My Commission Expires: 5/16/13

Notary Public

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.