THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **EXEMPT** **LEASEHOLD TRANSFER** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY November, 2010 Notary Public MY COMMISSION EXPIRES: 4-9-12 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valentina P. Evans, Patricia Evans Duffy	OWNER	MAP 129-11-A
504 Loyola Drive		PARCEL 504.00CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thomas J. Wynne, III and Walter E. Wynne and Elizabeth W. Church,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY AND LEASE UNTO **Valentina P. Evans as to a life estate for her use and benefit during her natural life with the remaining interest to Patricia Evans Duffy,**

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

Land in Davidson County, Tennessee, being Unit No. 504 created under Title 66 Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of The Cloister at St. Henry of record in Book 6042 page 602, amended by Amendment to Master Deed of record in book 6071 page 149, as corrected in book 6237 page 660, Registers Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the Plat for Phase 1-A of Lot No. 2 The Cloister of Saint Henry of record in Book 5200 page 656, Registers Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Frances E. Wynne, unmarried by Sublease and Conveyance of Condominium Apartment from Ruth C. Walkup, of record in Book 9087 page 150, Registers Office for Davidson County, Tennessee. The said Frances E. Wynne having since died intestate, leaving Thomas J. Wynne, III, Walter E. Wynne and Elizabeth W. Church as her only surviving heirs-at-law; the Estate of Frances E. Wynne was probated in the Seventh Circuit Court for Davidson County, Tennessee, Tennessee, Probate Division; File No. 09P-1607.

Being the same property conveyed to Thomas J. Wynne (aka Thomas J. Wynne, III), Walter E. Wynne and Elizabeth W. Church by Deed of Leasehold Interest from The Estate of Frances E. Wynne, deceased, of record in Instrument No. 20091230-0118563, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **504 Loyola Drive, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20100073950 DEEDWARR
Recvd: 11/22/10 13:42 2 pgs
Fees:12.00 Taxes:0.00
20101122-0093346

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 for the term of the St Henry's Property Development, Inc. Ground Lease of record in Book 5961 page 657 Registers Office for Davidson County, Tennessee, and any extensions thereof, but no further.

By acceptance of delivery of this instrument, the Grantee agrees that this conveyance shall constitute both a sublease by St Henry's Property Development, Inc. to Grantee of the above described condominium apartment for the full term of St Henry's Property Development, Inc. Ground Lease and any extension thereof, and a conveyance by St Henry's Property Development, Inc. of all right, title and interest of the St. Henry's Development, Inc. in the described condominium apartment.

Witness our hand(s) this the 18th day of November, 2010.

Thomas J. Wynne, III

Elizabeth W. Church by Thomas J. Wynne, III, Attorney-in-Fact

Walter E. Wynne

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 **Thomas J. Wynne, III** and **Walter E. Wynne** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of November, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

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 **Thomas J. Wynne, III** 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 on behalf of **Elizabeth W. Church**, as her Attorney in Fact, as the free act and deed of the within named **Elizabeth W. Church**.

Witness my hand and official seal this the 18th day of November, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public