BILL GARRETT, Davidson County
Trans:T20110022654 DEEDWARR
Recvd: 04/18/11 11:07 2 pgs
Fees:12.00 Taxes:0.00
20110418-0029686

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

New Owner	Send Tax Bills To:	Map & Parcel
Evelyn M. Andre	New Owner	129-11 O - A
508 Loyola Dr.		508.00CO
Nashville, TN 37205		

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Albert H. Dyson and spouse Ruth W. Dyson (the "Grantor")** have sold and leased, and by these presents does transfer, convey and lease unto **Evelyn M. Andre, unmarried, "Grantee")**, its successors and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 508 of The Cloister at St. Henry's, a Condominium, a Horizontal Property Regime, located in Nashville, TN, shown as Exhibit B to the Master Deed of The Cloister at St. Henry's, Phase 1-B, Condominium apartments, recorded in Book 6933, at page 980, said Register's Office, and described in a Master Deed recorded in Book 6933, page 927 as amended in Book 7406, page 766, Book 6042, page 602, Book 6317, page 688, Book 6533, page 580, Book 6675, page 173, Book 6834, page 449, Book 6317, page 688 and Book 6237, page 665, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Cloister at St. Henry's, Condominium Apartments contained in the Master Deed recorded in Book Book 6933, page 927 as amended in Book 7406, page 766, Book 6042, page 602, Book 6317, page 688, Book 6533, page 580, Book 6675, page 173, Book 6834, page 449, Book 6317, page 688 and Book 6237, page 665, and By-Laws recorded in Book 6042, page 650, Book 6237, page 665, Book 6519, page 187, Book 6533, page 580, Book 7590, page 273, Book 9269, page 285 and Instrument No. 20020109-0003376, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6596, page 608, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert H. Dyson and wife, Ruth W. Dyson by Sublease and Conveyance of Condominium Apartment, from Michael R. Paslay and Randy Edward Miller, Co-Executors of the Estate of Ruth Miller, deceased, of record in Book 9718, page 143, Register's Office for Davidson County, Tennessee.

THIS SUBLEASE AND CONVEYANCE 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 IC, recorded in Book 6933, page 927, as amended in Book 7406, page 766, Book 6042, page 602, Book 6317, page 688, Book 6533, page 580, Book 6675, page 173, Book 6834, page 449, Book 6317, page 688, and Book 6237, page 665, Register's Office for Davidson County, Tennessee, and By-Laws recorded in Book 6042, page 650, Book 6237, page 665, Book 6519, page 187, Book 6533, page 580, Book 7590, page 273, Book 9269, page 285 and Instrument No. 20020109-0003376, said Register's Office.

3. Sanitary Sewer and/or Storm Easement, of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

4. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Development, Inc., dated August 31, 1992, of record in Book 5961, page 657, Book 6208, page 137, Book 6596, page 608, Book 6922, page 282, Register's Office for Davidson County, Tennessee.

5. All matters as shown on the Plan attached as Exhibit B. to the Master Deed of The Cloister at St. Henry, Phase 1-B, of record in Book 6933, page 980, Register's Office for Davidson County, Tennessee.

6. All matters as shown on the Boundary Plat, of record in Book 6250, page 585 as revised in Book 6250, page 979, Register's Office for Davidson County, Tennessee

7. Subject to the rights of others in and to the common areas and elements.

8. Real Estate taxes for 2011 have been prorated and the payment thereof is hereby assumed by the Grantor.

THIS IS IMPROVED PROPERTY known as 508 Loyola Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, estate, title and interest thereto belonging to the said Grantee, his, her or their heirs and assigns, for the term of the 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 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 this 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.

WITNESS our hands this the 15th day of April, 2011.

Albert H. Dyson

Ruth W. Dyson

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Albert H. Dyson and Ruth W. Dyson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of April, 2011.

Notary Public

My commission expires: 9/23/13

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY