BOX 10-A

PREPARED BY:
PREMIER ESCROW, LLC
4301 HILLSBORO RD., STE. 300
NASHVILLE, TN 37215

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20110024209 DEEDWARR
Recvd: 04/26/11 08:37 3 pgs
Fees:17.00 Taxes:0.00
20110426-0031626

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mary Jane Rich 511 Loyola Drive Nashville, Tennessee 37205	SAME	Map 129-11-0-A Parcel 511.00 CO

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, Bruce C. Bailey, unmarried, (the "Grantor"), have bargained, sold and leased, and by these presents Hereby transfer, convey and lease unto: Mary Jane Rich, unmarried (the "Grantee"), her heirs and assigns, a certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows , to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 511, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, 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 Phase I-A of Lot No. 2, The Cloister at St. Henry, of record in Book 5200, page 529, said Register's Office, for a more complete description of such unit.

Being the same property conveyed to Georgia Wallace a life estate, with remainder to Bruce C. Bailey and wife, Christopher S. Bailey, by Sublease and Conveyance of Condominium Apartment of record in Book 11423, page 87, Register's Office for Davidson County, Tennessee. Georgia Wallace and Christopher S. Bailey conveyed their interests in said property to Bruce C. Bailey by Quitclaim Deed of record in Instrument #20110426-0031625, said Register's Office.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Cod Annotated, Section 64-27-101, et seq.

2. The terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 6208, page 137 and Book 6922, Page 282, said Register's Office.

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

4. The Master Deed and Bylaws contained instrument of record in Book 6042, Page 602, as amended in Book 6042, page 650, Book 6071, Page 149, Book 6237, Page 660, Book 6519, Page 187 Book 7590, page 273, Book 9269, page 285, Instrument #20020109-0003376 and Instrument #20101228-0102374, said Register's Office; all matters as shown on the plan of record in Book 5200, Page 529 and Book 6250, page 585, said Register's Office.

5. Taxes for the year 2010: Map 129-11-0-A, Parcel 511.00CO, Davidson County: $1,478.54 PAID 12/18/2010. Taxes for the year 2011 a lien, not yet due and payable.

6. Storm Water Agreement of record in Book 6145, page 293, in the Register's Office for Davidson County, Tennessee.

7. The effect of any failure to comply with the terms, covenants and conditions of the sublease referred to herein.

8. Charter in Book 6076, page 203, Register's Office for Davidson County, Tennessee.

This is improved property known as 511 Loyola drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, Estate, title and interest thereto belonging to the said Grantee, his, her or their heirs and assigns for the term of the Grantor's Ground Lease of record in Book 6208, page 137 and 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 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 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.

This is a transfer of a leasehold interest. Pursuant to Tennessee Code Annotated, Section 67-4-409(a)(2), no transfer tax is due or payable. Pursuant to Tennessee Code Annotated, Section 67-4-409(a)(5), no oath of value is required.

WITNESS my hand this 15th day of April, 2011.

BRUCE C. BAILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, Bruce C. Bailey, the within named bargainor, 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 for the purposes therein contained.

WITNESS my hand this 15TH day of April, 2011.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011