File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110025041 DEEDWARR
Recvd: 04/28/11 11:47 2 pgs
Fees:13.00 Taxes:518.00
20110428-0032525

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50856
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Trinity Partners 268 Cana Circle Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 129110A26800CO

Sublease and Conveyance of Leasehold Interest in Condominium Unit

FOR AND IN CONSIDERATION of the sum of **$140,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy Caldwell, a widow who has not remarried,** hereinafter called the **Grantor,** does transfer, and convey and sublease unto **Trinity Partners** hereinafter called the **Grantee**, Grantee's heirs and assigns, all of Grantor's Leasehold Interest in a certain condominium unit in Davidson County, Tennessee, described as follows:

To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 123-R of the Cloister at St. Henry, Phase 1-D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6933, page 927, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Earl E. Caldwell and wife, Peggy W. Caldwell by Sublease and Conveyance of Condominium Apartment from Donn C. Downall and wife Mary E. Downall, dated Dec. 28, 1998 and recorded on Dec. 29, 1998 of record in Book 11271, page 413, Register's Office for Davidson County, Tennessee. The said Earl E. Caldwell has since died.

Description Reference: Described from information contained in recorded condominium documents.

This Sublease and Conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in shown as Exhibit "B" to the Master Deed and By Laws in Book 6933, page 927, a minimum setback line and easement to which Plan reference hereby made for a more complete description, The provisions of the condominium Master Deed of record in Book 6933, page 927, amended in Book 7404, page 766, Book 7590 page 273, Book 9269 page 285, Doc. No. 20101228-0102374, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters. Subject to 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 July 15, 1986 of record in Book 6922, page 282, said Register's Office. Subject to Nondisturbance Agreement by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Property Development, Inc., dated July 15, 1986 of record in Book 7306, page 289, said Register's Office.

This is improved property, known as: 268 Cana Circle, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said condominium unit, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their 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 upon which said unit is situated in fee simple and this conveyance is a conveyance of the condominium unit subject to the full term of the aforesaid Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor's in the described condominium unit. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantor under the aforesaid Ground lease, including payment of all real estate taxes assessed against both land and buildings. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 27th day of April, 2011.

Peggy W. Caldwell

Peggy Caldwell

State of TENNESSEE
County of DAVIDSON

On this 27th day of April, 2011 , before me the undersigned authority, personally appeared Peggy Caldwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Sworn and subscribed before me this the 27th day of April, 2011

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**