PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51006
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joan Guinn Bogenschild Thomas E. Bogenschild 103 Cloister Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 129110A10300CO

BILL GARRETT, Davidson County
Trans:T20110059541 DEEDWARR
Recvd: 09/26/11 11:41 2 pgs
Fees:13.00 Taxes:481.00
20110926-0074207

DEED OF LEASEHOLD INTEREST

FOR AND IN CONSIDERATION of the sum of **$130,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth D. Rounds, unmarried,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joan Guinn Bogenschild and son, Thomas E. Bogenschild, as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being **Unit No. 103, The Cloister at Saint Henry, Phase 1A of Lot No. 2,** created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6042, page 602, amended in Book 6071, page 149, Book 6519, page 187, Book 6237, page 660, Book 7590, page 273, Book 9269, page 285, Doc. No. 20020109-0003376 and Doc. No. 20101228-0102374, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in master Deed. Reference is hereby made to the plat of Phase 1-A of Lot No. 2, the Cloister at Saint Henry, of record in Book 5200, page 529, Book 5200, page 455 and revised in Book 5200, page 656, Register's Office for Davidson County, Tennessee, for a more complete description.

Being the same property conveyed to Ruth D. Rounds, unmarried, by Assignment of Sublease and Conveyance of Condominium Apartment from Cecil A. McTaggart and wife Margaret L. McTaggart, dated March 17, 2002 and recorded on March 18, 2003, of record in Doc. No. 20030318-0035584 Register's Office for Davidson County, Tennessee.

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 Leas and any extension thereof, and 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 Owner's Association all obligations of the Grantor under Grantor's Ground Lease including payment of all real estate taxes assessed against both land and buildings. The attached copy of the resolution of the Board of Directors of St. Henry Property Development, Inc. is incorporated herein as Exhibit "A" to this instrument.

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

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 529, Book 5200, page 455 and revised in Book 5200, page 656, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6042, page 602, amended in Book 6071, page 149, Book 6519, page 187, Book 6237, page 660. Book 7590, page 273, Book 9269, page 285, Doc. No. 20020109-0003376 and 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 an easement for sanitary sewer and/or storm drainage of record in Book 4191, page 157, said Register's Office; Subject to the terms and conditions of Ground

Lease by and between James D. Neidergass, Bishop of the Diocese of Nashville and St. Henry's Property Development Inc., dated August 31, 1982, of record in Book 5961, page 657, said Register's Office.

This is improved property, known as: 103 Cloister Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of September, 2011.

Ruth D. Rounds

Ruth D. Rounds

State of TENNESSEE
County of DAVIDSON

On this 19th day of September, 2011, before me the undersigned authority, personally appeared Ruth D. Rounds, 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.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 6, 2013

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 $130,000.00

Affiant

Sworn and subscribed before me this 19th day of September, 2011

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 6, 2013

Notary Public

WDoc: Deed Wty--12/92