BOX 10-A

BILL GARRETT, Davidson County
Trans:T20110064281 DEEDWARR
Recvd: 10/14/11 09:51 3 pgs
Fees:17.00 Taxes:0.00
20111014-0080004

RETURN TO AND
THIS INSTRUMENT PREPARED BY:
Premier Escrow, LLC
4301 Hillsboro Road, Ste 300
Nashville, TN 37215

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP/PARCEL:
Edward J. Boles and Mary Jo Boles 4979 Richland Harbor Road Waverly, TN 37185	New Owner	129-11A-443

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, SunTrust Bank, Inc., as Executor of the Estate of Frankie Lee Allen, deceased, (the "Grantor"), has bargained, sold and leased, and by these presents does transfer, convey and lease unto Edward J. Boles and wife, Mary Jo Boles (the "Grantees"), their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 443 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, page 665, 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 The Cloister at .St. Henry, Phase IB, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property leased to Mel W. Allen and wife, Frankie Lee Allen by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 6542, page 802, Register's Office for Davidson County, Tennessee. The said Mel W. Allen having predeceased the said Frankie Lee Allen and the said Frankie Lee Allen having since died and by her Will and Order of record in Docket No. 10P-1657, Davidson County Probate Court Clerks Office, the subject property was directed to be sold by the Executor of the estate.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

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

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed and Bylaws for The Cloister at St. Henry, recorded in Book 6237, page 665, as amended in Book 6519, page 187; Book 6834, page 449; Book 7590, page 273; Instrument No. 20020109-0000376 and Instrument No. 20101228-0102374, 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. Easements and other matters of record in Plat Book 5200, page 455 and Plat Book 5200, page 529, said Register's Office.

5. Subject to terms and conditions of a 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 5961, page 657, said Register's Office.

6. Storm Water Detention Agreement of record in Book 6824, page 870, said Register's Office.

7. Subject to all matters shown on the Plans of record in Book 6250, page 585 and Book 6250, page 924, said Register's Office.

8. Real Estate Taxes for 2011.

THIS IS IMPROVED PROPERTY known as 443 Siena 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 Ground Lease, of record in Book 5961, page 657, 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 on 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 to the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations to the Grantor under the 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 our hands, this the 13TH day of October, 2011.

Edward J. Boles

Mary Jo Boles

SunTrust Bank, Inc., Executor of the
Estate of Frankie Lee Allen, deceased

By: _____
David P. Rogers, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Edward J. Boles and Mary Jo Boles the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 2011.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Rogers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 2011.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public