{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Norma J. Maguire and John H.A.	{ New Owners	} }
{Maguire	{	} Map and Parcel }
{313 Cana Circle	{	} 129-11-A-313.00CO}
{Nashville, TN 37205	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 K{
{Avenue, Suite 201, Nashville, Tennessee 37205.

BILL GARRETT, Davidson County
Trans:T20120079399 DEEDWARR
Recvd: 10/18/12 14:25 3 pgs
Fees:18.00 Taxes:684.50

20121018-0095790

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jules M. Marquart , a widow** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Norma J. Maguire and husband, John H.A. Maguire** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 313,created under Title 66, chapter 27, Section 101, et. Seq., as amended, Tennessee Code Annotated, and as established by the Master Deed fro the Cloister at St. Henry, Phase 1C, of record in Book 6675, page 173, 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 Plan for the Cloister at St. Henry, Phase 1C, attached as Exhibit "B" to said Deed fro property identification.

Being the same property conveyed by Sublease and Conveyance of Condominium Apartment from Patric J. McRedmond to Irving Lazar and his wife, Jules M. Marquart of record in Instrument 20030221-0023573 and Warranty Deed from St. Henry's Property Development, Inc. To Irving Lazar and wife, Jules M. Marquart as of record in Instrument Number 20110203-0009772, in the Register's Office for Davidson County, Tennessee.

Irving Lazar died on May 1, 2012 and he was married to Jules M. Marquart at this time of his death. Title to the subject real property has vested in Jules M. Marquart as the sole surviving tenant by the entirety.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for the Cloister at St. Henry, Phase 1C, of record in Book 6317, page 688, Book 6533, page 580, Book 6675, page 173, Registers Office for said county.
3. Bylaws for the Cloister at St. Henry, as amended in Book 6519, page 187, Book 6533, page 580, Book 7590, page 273 and Book 9269, page 285 and Instrument No. 20020109-0003376, said Register's Office for said county.
4. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, said Register's Office for said county.
5. Fee Simple interest of The Most Reverend William L. Andrain, Bishop of the Roman Catholic Diocese of Nashville as disclosed by Warranty Deed recorded in Book 3499, page 292, said Register's Office for said county.
6. Storm Water Detention Agreement of record in Book 6862, page 384, Book 6145, page 293 and Book 6824, page 870, said Register's Office for said county.
7. Charter of The Cloister Owner's Association of record in book 6076, page 293, said Register's Office for said county.

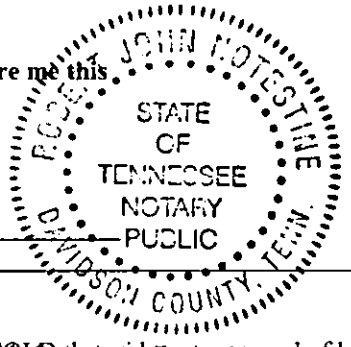
8. Easements and other matters shown on the plat of The Cloister at St. Henry of record in Plat Book 6250, page 979, Plat Book 6250, page 924, Plat Book 5200, page 676 and Plat Book 5200, page 455 and Instrument Number 20101228-0102374, said Register's Office for said county.
9. Subject to right of others in and to the common areas/easements.
10. Provisions of Tennessee Code Annotated, section 64-27-101, et seq.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me this 12th day of October, 2012.



Notary Public

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

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 6596, Page 608, 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 fees~~ simple and this conveyance is both a sublease by Grantor to Grantee of the above described condominium apartment ~~for the~~ full terms of the Ground Lease and any extension thereof, ~~and~~ a conveyance by Grantor of all right, title and interest of the ~~Grantor in the describe condominium apartment~~. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantor under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings

IN WITNESS WHEREOF, THE GRANTOR HAS CAUSED THIS DEED TO BE EXECUTED 10/17/12.

Jules M. Marquart

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Jules M. Marquart whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 17th day of October, 2012.

Notary Public

My Commission Expires:

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

My Commission Expires: 1 May 2013