This instrument prepared by: Robert L. Trentham
Taylor, Schlater, Lassiter & Tidwell
24th Floor, L&C Tower
Nashville, Tenn. 37219

Send Tax Notices to:
Mr. & Mrs. Louis H. Gardner
355 Deer Lake Drive
Nashville, TN 37221

Map No. 142-3-A
Parcel No. 355

WARRANTY DEED

For and in consideration of the sum of $ 31,800.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, Retirement Housing Services, a partnership, hereinafter called Grantor has this day bargained and sold and do hereby transfer and convey unto Louis H. Gardner and Rosalie W. Gardner, His Wife, hereinafter called Grantee, their successors, heirs and assigns certain real estate in Davidson County, Tennessee more particularly described as follows:

Unit No. 355 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097 Pages 529 through Pages 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, Pages 82 through 118 of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, By-Laws and the Rules and Regulations adopted pursuant to the By-Laws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and By-Laws. The purchasers further specifically acknowledge that their right to transfer ownership of the above described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and By-Laws.

This is improved property known as 355 Deer Lake Drive, Nashville, Tennessee.

To have and to hold said real estate with the appurtenances, estate, title and interest belonging to the said Grantee, their successors and assigns forever.

We covenant that we are lawfully ceased and possessed of said real estate in fee simple, have a good right to convey it and the same is unencumbered except as hereinabove set forth and by no other encumbrances.

and as amended in Book 5050, Pages 62 and 63,

RETURN TO:
RETIREMENT HOUSING SERVICES
2500-21st AVE. SO.
NASHVILLE, TN 37212

We further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to said real estate to the said Grantee, their successors and assigns against the lawful claims of all persons.

Witness our hands this 24th day of January, 1978.

RETIREMENT HOUSING SERVICES

BY: Harry M. Rowland
Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Susan Reynolds a Notary Public in and for said County and State Harry M. Rowland with whom I am personally acquainted and who acknowledged himself to be a partner in Retirement Housing Services and being authorized so to do, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 1978.

Susan Reynolds
Notary Public

My Commission Expires:

9/6/81

JAN 26 78 CONV 31,800.00
JAN 26 78 S'TAX B* 82.68
JAN 26 78 PR'FEE B* .50
JAN 26 78 W'DEED B* 4.00 * 87.18

State of Tennessee
County of Davidson

The actual consideration or value for this transfer is $ 31,800.00.

Harry M. Rowland
Affiant

Sworn to and subscribed before me this 24th day of January, 1978.

Susan Reynolds
Notary Public

My Commission Expires:

9/6/81

RETURN TO:
RETIREMENT HOUSING SERVICES
2500-21st AVE. SO.
NASHVILLE, TN 37212

SUSAN REYNOLDS * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

FELIX Z. WILSON TT REGISTER
DAVIDSON COUNTY, TENN.
JAN 26 8 56 AM '78
IDENTIF. REFERENCE
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47559