Loan# 555,058-7
RETURN TO HOME FEDERAL

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

Send Tax Notices to:

HOME FEDERAL SAVINGS & LOAN

230 Fourth Avenue, North

Nashville, Tennessee 37219

Map No. 142-3-A

Parcel No. 324

9313 05/05/87 15:50 CHECK

BOOK 5493 PAGE 676

# WARRANTY DEED

For and in consideration of the sum of $ 35,000.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, Retirement Housing Services, Inc., a Tennessee corporation, hereinafter called Grantor has this day bargained and sold and do hereby transfer and convey unto Frances T. Draper or Annie G. Thompson, hereinafter called Grantee, their successors, heirs and assigns certain real estate in Davidson County, Tennessee more particularly described as follows:

Unit No. 324 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, and as amended in Book 5050,Pages 62 and 63, 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 324 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.

*AMENDED IN BOOK 5298 PAGE 717

RETIREMENT HOUSING SERVICES
2600-21st AVE. SO.
NASHVILLE, TN 37212

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.

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 31 day of August, 19 79.

F.5021'9

IDENTIF. REFERENCE

SEP 5 3 31 PM '79

FEE X.WILSON II REGISTER DAVIDSON COUNTY, TENN.

RETIREMENT HOUSING SERVICES, INC.

BY: William J. Gregg Secy-Treas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Harry M. Rowland, a Notary Public within in and for the State and County aforesaid, personally appeared William J. Gregg with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary-Treasurer of RETIREMENT HOUSING SERVICES, INC., and the within named bargainer, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by said officer of RETIREMENT HOUSING SERVICES, INC.

Witness my hand and official seal in Nashville, Tennessee this 31 day of August, 19 79.

Harry M. Rowland
Notary Public

My Commission Expires:

My Commission Expires Jan. 15, 1983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $ 35,000.00.

Frances J. Draper
Affiant

Sworn to and subscribed before me this 31 day of August, 1979.

Harry M. Rowland
Notary Public

My Commission Expires:

My Commission Expires Jan. 15, 1983

RETURN TO:
RETIREMENT HOUSING SERVICES
2500 - 1st Ave. So.
NASHVILLE, TN 37212

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5493 PAGE 678

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

35000.00- CO
91.00 CO TX
.50 PRFEE
6.00 MOE&D
CHECK 97.50-
9313A09/05/79 PAL .01

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F.5021'9'

IDENTIF. REFERENCE

SEP 5 3 31 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 709674