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

BOOK 5739 PAGE 896

Send Tax Notices to:

Mrs. Ruby Dobbs

450 Deer Lake Drive

Nashville, Tennessee 37221

Map No. 142-3-A

Parcel No. 450

WARRANTY DEED

For and in consideration of the sum of $ 33,000.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, Werdna Crawford Phillips and C. W. Wilson , hereinafter called Grantor has this day bargained and sold and do hereby transfer and convey unto Ruby Dobbs, A Widow , hereinafter called Grantee, their successors, heirs and assigns certain real estate in Davidson County, Tennessee more particularly described as follows:

Unit No. 450 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 450 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. C. W. Wilson joins in this conveyance for the purpose of conveying his marital rights, if any, in this property.

*Being the same property conveyed to Werdna Crawford Phillips by Deed from RETIREMENT HOUSING SERVICES, A Partnership, of Record in Book 5172, Page 452, Register's Office, Davidson County, Tennessee

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

05/01 92.30- CHECK

3312

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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 9th day of December, 19 80.

T
IDENTIF. REFERENCE
MAY 1 9 40 AM '81
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

G39917

Verona Crawford Phillips

L. C. Wilson

STATE OF Tennessee
COUNTY OF Davidson

Before me, Harvey M. Rowland, a Notary Public within and for the State and County aforesaid, personally appeared Verona C. Phillips & L. C. Wilson with whom I am personally acquainted and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal in Nashville, Tennessee this 9th day of December, 19 80.

Harvey 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 $ 33,000.00.

Ruby Dobbs
Affiant

Sworn to and subscribed before me this 9th day of December, 19 80.

Harvey M. Rowland
Notary Public

My Commission Expires:
My Commission Expires Jan. 15, 1983

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

RP_RPTS 01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5739 PAGE 898

FOR _____

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
			33000.00- CO	
			85.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 92.30-	
3312A05/01/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.3.9917

T
IDENTIF. REFERENCE

MAY 1 9 40 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 819691