RETURN TO METROPOLITAN FEDERAL

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

Mrs. Sarah T. Johnson
378 Deer Lake Drive
Nashville, TN 37221

Map No. 142-3-A
Parcel No. 378

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WARRANTY DEED

For and in consideration of the sum of $36,000.00 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 SARAH T. JOHNSON Unmarried & ROBERT M. JOHNSON etux DENICE JOHNSON hereinafter called Grantee, their successors, heirs and assigns certain real estate in Davidson County, Tennessee more particularly described as follows:

Unit No. 378 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 378 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.

2957 08/26 100.10- CHECK

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

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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 25th day of August, 19 83

6.98 I 9 T. IDENTIF. REFERENCE AUG 26 3 25 PM '83 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RETIREMENT HOUSING SERVICES, INC.

BY: Harry M. Rowland, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Donna Duff, a Notary Public within in and for the State and County aforesaid, personally appeared Harry M. Rowland with whom I am personally acquainted and who upon his oath acknowledged himself to be the President 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 25th day of August, 19 83.

Donna Duff
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

October 15, 1983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $36,000.00.

Sarah T. Johnson
Affiant

Sworn to and subscribed before me this 25th day of August, 19 83.

Heather Potts
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

10-15-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36000.00- CO	
			93.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	100.10-
			2957A08/26/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.9.8 I 9

IDENTIF. REFERENCE

AUG 26 3 25 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 974390