#2875

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6186 PAGE 839

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret Brown Murray (NAME)	New owner (NAME)	142-3A
301 Deer Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	301
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	9D-71550

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MATTIE W. ABERNATHY, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET BROWN MURRAY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Unit No. 301 on the Plan of Deer Lake Retirement Community as of record in Plat Book 5050, pages 28 and 29, amended in Plat Book 5050, pages 62 and 63, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mattie W. Abernathy by deed from Deer Lake Retirement Association, Inc., of record in Book 6026, page 157, and by instrument of correction of record in Book _____, page _____, said Register's Office.

This conveyance is made subject to: (1) Covenants, conditions, agreements, and restrictions, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Deerlake Retirement Community of record in Book 5097, page 529; (2) All matters appearing on the Plans of record in Plat Book 5050, pages 28 and 29, amended in Plat Book 5050, pages 62 and 63; and (3) By-Laws of Deerlake Retirement Association, Inc., of record in Book 5141, page 82, amended in Book 5154, page 834 and Book 5168, page 668, said Register's Office.

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 acceptence 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.

unimproved ( )
This is improved (X) property, known as 301 Deer Lake Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of November, 19 83

Mattie W. Abernathy
MATTIE W. ABERNATHY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6186 PAGE 840

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattie W. Abernathy, a widow or proved to me on the basis of satisfactory evidence the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 19 83.

My commission expires 4-19-89 Notary Public Helen W. Scott

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

H 9 8 6 4

IDENTIF. REFERENCE

DEC 2 2 38 PM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Margaret Brown Murray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 83.

MY COMMISSION EXPIRES: 4-19-89 (AFFIX SEAL) Helen W. Scott Notary Public

WARRANTY DEED

FROM Mattie W. Abernathy

TO Margaret Brown Murray

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____ BOOK 6186 PAGE 841

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

46000.00- CAMT.
119.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.10-
6774A12/02/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 39864

IDENTIF. REFERENCE

DEC 2 2 39 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 997470