Return to: Box 12

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

Send Tax Notices to:

METROPOLITAN FEDERAL S & L ASSN.

230 4th Avenue, North

NASHVILLE, TN 37219

Map No. 142-3-A

Parcel No. 385

BOOK 6524 PAGE 509

WARRANTY DEED

For and in consideration of the sum of $ 40,000.00 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 JOHN N. RIGGINS AND WIFE, HEATHER A. RIGGINS, hereinafter called Grantee, their successors, heirs and assigns certain real estate in Davidson County, Tennessee more particularly described as follows:

Unit No. 385 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 385 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.

251 04/02 110.50- 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

NO OTHER ENCUMBRANCES. BOOK 6521 PAGE 510

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 29th day of March, 19 85.

T 93562 IDENTIF. REFERENCE

APR 2 11 06 AM '85 REGISTER DAVIDSON COUNTY, TN

RETIREMENT HOUSING SERVICES, INC.

BY: Harry M. Rowland
PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Barbara Endersen, 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 29th day of March, 19 85.

Barbara Endersen
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

Aug. 22, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $ 40,000.00.

Harry M. Rowland
Affiant

Sworn to and subscribed before me this 29th day of March, 19 85.

Barbara Endersen
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

Aug. 22, 1988

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

RECEIVED OF _____

FOR _____

BOOK 6524 PAGE 511

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
			40000.00- CAMT.	
			104.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	110.50-
			4261404/02/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 5 6 2

IDENTIF. REFERENCE

Apr 2 11 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121291