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

Deer Lake Retirement Assoc., Inc.

5115 Maryland Way

Brentwood, TN 37027

Map No. 142-3-A

Parcel No. 435

WARRANTY DEED

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For and in consideration of the sum of $ 45,000.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, Edward C. Maynard and Stella M. Maynard, his wife , hereinafter called Grantor has this day bargained and sold and do hereby transfer and convey unto Deer Lake Retirement Association, Inc. , hereinafter called Grantee, their successors, heirs and assigns certain real estate in Davidson County, Tennessee more particularly described as follows:

Unit No. 435 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.

All appliances, including refrigerater, ~~ceiling fan in living room~~, all light fixtures ~~and drapes at sliding glass door~~ to remain.

This is improved property known as 435 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.

This being the same property conveyed by Retirement Housing Services, Inc, to Edward C. Maynard and Stella M. Maynard, his wife, on March 9, 1983 and recorded in Book 6019, Page 777, R.O.D.C.

Possession of this property will be given to Purchaser not later than November 15, 1985.

EC
SM

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 emcumbrances

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 30th day of October, 19 85.

Edward C Maynard
Stella M. Maynard

STATE OF Tennessee
COUNTY OF Davidson

Before me, Barbara Enders, a Notary Public within and for the state and County aforesaid, personally appeared Edward C. Maynard and Stella M. Maynard, his wife 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 30 day of Oct., 19 85.

IDENTIFICATION REFERENCE 26033
NOV 13 12 00 PM '85
PEGGY Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Barbara Enders
Notary Public

My Commission Expires:
Aug. 22, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $ 45,000.00.

Affiant

Sworn to and subscribed before me this 30th day of October, 19 85.

Barbara Enders
Notary Public

My Commission Expires:
Aug. 22, 1988

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6708 PAGE 318

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			450[illegible].[illegible]0- CA[illegible],	
			117.00 CSTAX.	
			.50 PRFE	
			6.00 WDE[illegible]	
			CHECK 123.50-	
			6258A11/13/85 3AL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2603

IDENTIFICATION REFERENCE

Nov 13 12 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191477