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

New Owner and
Send Tax Notices to:

Deer Lake Retirement Assoc., Inc.
5115 Maryland Way
Brentwood, TN 37027

Map No. 142-3-A
Parcel No. 355

BOOK 7071 PAGE 151

WARRANTY DEED

For and in consideration of the sum of $ 41,200.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, Rosalie W. Gardner, a widow, 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. 355 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 355 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 to Louis H. Gardner and Rosalie W. Gardner, his wife, by Retirement Housing Services on January 24, 1978, and recorded in Book 5246, Page 280, RODC, Tennessee. Louis H. Gardner having died January 16, 1980, and title being vested in Rosalie W. Gardner as surviving tenant.

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 7071 PAGE 152

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 17th day of November, 19 86.

Rosalie W. Gardner

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the state and County aforesaid, personally appeared Rosalie W. Gardner, A Widow, 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 17th day of November, 19 86.

7352 8 IDENTIFICATION REFERENCE Dec 16 3 32 PM '86 REGISTER'S OFFICE DAVIDSON COUNTY TENN

Notary Public

My Commission Expires:

4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $ 41,200.00.

Affiant

Sworn to and subscribed before me this 17th day of November, 19 86.

Notary Public

My Commission Expires:

4-19-87

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

RECEIVED OF _____

FOR _____

BOOK 7071 PAGE 153

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

4120 .00- CAMT.
119.36 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 131.36--
7T40A12/16/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 3 5 2 8

IDENTIFICATION REFERENCE

DEC 16 3 32 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23518