This instrument prepared by: Robert L. Trentham
Taylor, Schlater, Lassiter,
Tidwell, & Trentham
213 Fifth Avenue, North
Nashville, Tennessee 37219

Send Tax Notices to:

Mrs. Mary Jo Birdwell
713 Goodpasture Terrace
Nashville, TN 37221

Map No. 142-3-A
Parcel No. 364

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, Deer Lake Retirement Assoc. Inc. , a Tennessee corporation, hereinafter called Grantor has this day bargained and sold and do hereby transfer and convey unto Mary Jo Birdwell , hereinafter called Grantee, their successors, heirs and assigns certain real estate in Davidson County, Tennessee more particularly described as follows:

Unit No. 364 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 364 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 property conveyed to Deer Lake Retirement Association, Inc. by Linda Sue McManus and Jack Nulk Wells, Trustees, on November 21, 1986 and recorded in Book 7071, Page 229, RODC., and by Mabel M. Wells, a widow, on November 23, 1986 and recorded in Book 7071, Page 227, RODC.

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.

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 21st day of November, 19 86

7356

IDENTIFICATION

Dec 16 3 44 PM '86

DEER LAKE RETIREMENT ASSOCIATION, INC.

BY: Harry M. Rowland
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Sandra M Dwyer, 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 Deer Lake Retirement Association, 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 Deer Lake Retirement Association, Inc.

Witness my hand and official seal in Nashville, Tennessee this 21st day of November, 19 86.

Sandra M Dwyer
Notary Public

My Commission Expires:

May 13, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Mary Jo Birdwell
Affiant

Sworn to and subscribed before me this 21st day of November, 19 86.

Sandra M Dwyer
Notary Public

My Commission Expires:

May 13, 1990

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

RECEIVED OF _____

FOR _____

BOOK 7071 PAGE 234

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

40[illegible]. 0- CANT.
[illegible]2.00 CSTAX
.50 PRFE[illegible]
6.00 MOE[illegible]
CHECK [illegible]3.50-
7778[illegible]7/86 CNL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73556

IDENTIFICATION REFERENCE

Dec 16 3 44 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 23546