This instrument prepared by:
Christopher M. Was, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, L & C Tower
Nashville, TN 37219

BOOK 7104 PAGE 542

QUITCLAIM DEED

Address New Owner(s): Coleman S. Boyd Count Reynolds Boyd IV 500 Plantation Court, X-5 Nashville, TN 37221	Send Tax Bills To: Same Mortgagee: None	Map No. 142-3-A Parcel No. 346

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Count R. Boyd, Jr., and wife, Margaret O. Boyd (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto Coleman S. Boyd and Count Reynolds Boyd, IV, in equal undivided shares as tenants in common, all of their right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Unit No. 346 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.
>
> BEING the same property conveyed to Count R. Boyd, Jr., and wife, Margaret O. Boyd, by deed dated July 5, 1978, from Retirement Housing Services, a partnership, of record in Book 5308, page 849, Register's Office for Davidson County, Tennessee.

This is improved property known as 346 Deer Lake Drive, Nashville, Tennessee.

Whenever 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, Grantors have executed this instrument on this 30th day of December, 1986.

Count R. Boyd Jr.
COUNT R. BOYD, JR.

Margaret O. Boyd
MARGARET O. BOYD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Count R. Boyd, Jr., and wife, Margaret O. Boyd, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of Dec., 1986.

Notary Public

My Commission Expires: 1/19/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $15,000.00 and no other monetary consideration.

Count R. Boyd Jr.
COUNT R. BOYD, JR.

Sworn to and subscribed before me this 30th day of Dec., 1986.

Notary Public

My Commission Expires: 1/19/88

8 2 6. 1-8.

IDENTIFICATION REFERENCE

JAN 12 3 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			[illegible] AMT	
			40.00 STAX	
			.50 PRFE	
			6.00 WDF[illegible]	
			CHECK	46.50-
			81798[illegible]/12/87 BAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 2 8 1-8

IDENTIFICATION REFERENCE

JAN 12 3 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33817