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

Send Tax Notices to:
Mrs. Madelyn F. Coomer
413 Deer Lake Drive
Nashville, TN 37221

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Map No. 142-3-A

Parcel No. 413

WARRANTY DEED

For and in consideration of the sum of $ 54,000.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, DEER LAKE RETIREMENT ASSOCIATION, INC., hereinafter called Grantor has this day bargained and sold and do hereby transfer and convey unto MADELYN F. COOMER, a widow, hereinafter called Grantee, their successors, heirs and assigns certain real estate in Davidson County, Tennessee more particularly described as follows:

Unit No. 413 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 413 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 DEER LAKE RETIREMENT ASSOCIATION, INC. by JAMES C. FURMAN and ELEANOR P. FURMAN, his wife, on December 10, 1987 and recorded in Book 7428, Page 983, 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

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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.

0912 12/17 0101 03CHECK 157.70

Witness our hands this 10th day of December, 19 87.

IDENTIFICATION REFERENCE
9 | 4 | 9.
DEC 17 2 22 PM '87
KELLY J. THOMAS, JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Anita Allen, a Notary Public in and for said County and State, Harry M. Rowland, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President, of DEER LAKE RETIREMENT ASSOCIATION, INC, a Tennessee Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of December, 19 87.

Notary Public

My Commission Expires:

10/9/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $ 54,000.00.

Affiant

Sworn to and subscribed before me this 10th day of December, 19 87.

Notary Public

My Commission Expires:

10/9/90

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	54000.00
CON TX	151.20
PRFEE	0.50
MDEED	6.00
TOTAL	157.70
CHECK	157.70

12/17/97 01 14:04 0001 0912
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.1.4.1.9.

IDENTIFI REFERENCE:

DEC 17 2 02 PM '97
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46078