Mail

This Instrument Prepared By:
John M. Jordan, Attorney at Law
One Burton Hills Boulevard
Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,500.00.

Anita Furgess
Affiant

Subscribed and sworn to before me, this the 25th day of April, 1989.

Notary Public
My Commission Expires:
January 11, 1992

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Anita Nolan Furgess
408 Deer Lake Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO: Same as Above

MAP-PARCEL NUMBERS: 142-3-A-408.00CO, 9D-71657

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robert E. Rader and wife, Maebell P. Rader hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anita Nolan Furgess hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Unit No. 408 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 539 and in Bylaws 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, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws are incorporated in this deed by reference and made a part hereof the same as though copies 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 Bylaws. 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 Bylaws.

2845

IDENTIFICATION REFERENCE

MAY 1 9 25 AM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

1295 05/01 0101 03CHECK 192.65

Being the same property conveyed to Robert E. Rader and wife, Maebell P. Rader by deed from Retirement Housing Services, Inc., of record in Deed Book 5885, page 979, Register's Office of Davidson County, Tennessee.

This is improved property, known as 408 Deer Lake Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of April, 1989.

Robert E. Rader

Maebell P. Rader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

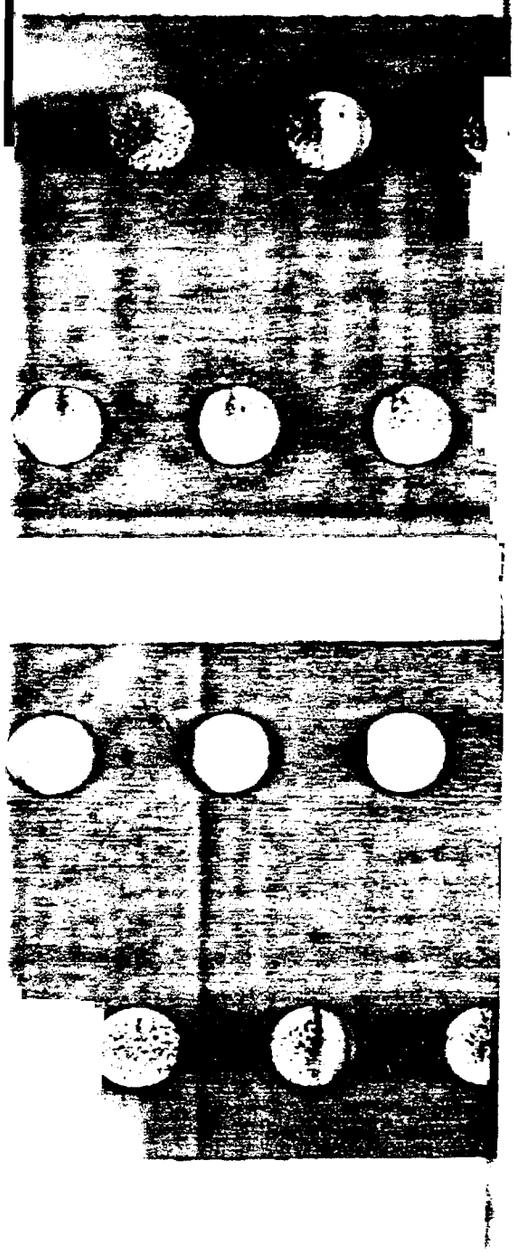
Personally appeared before me, John M. Jordan, a Notary Public in and for said County and State, the within named Robert E. Rader and wife, Maebell P. Rader the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 1989.

Notary Public

My Commission Expires: January 11, 1992

EXHIBIT A

Unit No. 408 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 539 and in Bylaws 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, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws are incorporated in this deed by reference and made a part hereof the same as though copies 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 Bylaws. 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 Bylaws.



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

RECEIVED OF _____

FOR _____

BOOK 7828 PAGE 227

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 55500.00
CON TX 183.15
PRFEE 0.50
WDEED 9.00
TOTAL 192.65
CHECK 192.65

05/01/89 01 09:26 0001 1295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28845

IDENTIFT REFERENCE

MAY 1 9 25 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 204793