Map: 142-03-0-A

Parcel: 306.00

QUITCLAIM DEED

Address of New Owner(s)
Deer Lake Retirement Association, Inc.
P. O. Box 728
Brentwood, Tennessee 37027

Send Tax Bills To:

SAME 0494 11/02 0101 03CHECK 6.00

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE)

COUNTY OF MADISON)

The actual consideration or value (whichever is greater) for this transfer is zero. Please make reference to Warranty Deed of Record, Book 7941, Page 21, Register's Office for Davidson County, Tennessee.

Affiant

Subscribed and sworn to before me this 27 day of October, 1989.

NOTARY PUBLIC

Notary Public

My Commission Expires: 8-22-93

FELIX Z. ... REGISTER DAVIDSON COUNTY TN.

NOV 2 11 05 AM '89

IDENTIF. REFERENCE

78726

For and in Consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Anna E. Foust, by these presents do hereby quitclaim and convey unto Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, its successors, and assigns, all my right, title, and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 306 in Deer Lake Retirement Community, a horizontal property regime, 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, and in Book 5242, Page 872, 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 Association, Inc., of record in Book 7556, Page 354, 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 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 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.

Being the same property conveyed to Willis R. Foust, and Mildred C. Foust by warranty deed from Deer Lake Retirement Association, Inc. of record in Deed Book 5305, Page 719, Register's Office for Davidson County, Tennessee. Mildred C. Foust died while married to Willis R. Foust, who became the sole owner of the property by right of survivorship. Willis R. Foust has since married Anna E. Foust. Also, reference is made to warranty deed in Deed Book 7941, Page 21, said Register's office, in which Willis R. Foust conveyed the subject property to Deer Lake Retirement Association, Inc.

This is improved property, known as 306 Deer Lake Drive, Nashville, Tennessee 37221.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

I, Anna E. Foust, further ratify and confirm the execution of the warranty deed of record in Book 7941, Page 21, Register's Office for Davidson County, Tennessee, by my husband, Willis R. Foust as my attorney-in-fact, and I ratify and confirm the authority of Willis R. Foust to act as my attorney-in-fact in the execution of the said warranty deed.

Witness this 30th day of October, 1989.

ANNA E. FOUST (HER MARK)

Catherine M. Roberts
Witness to signature of
Anna E. Foust

STATE OF TENNESSEE)

COUNTY OF MADISON)

Personally appeared before me, Billy Sullivan, a Notary Public in and for the above County and State, the within named ANNA E. FOUST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jackson, Tennessee, this 30 day of October, 1989.

Billy Sullivan
NOTARY PUBLIC

My Commission Expires: My Commission Expires June 20, 1993