Map: 142-03-0-A

Parcel: 447.00

# WARRANTY DEED

BOOK 8099 PAGE 163

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

Send Tax Bills To:

SAME

This Instrument Prepared By:

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

Mail

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $37,000.00.

Edna R. Baker
Affiant

Subscribed and sworn to before me this 30th day of April, 1990.

Notary Public

My Commission Expires: July 29, 1993

7467 05/01 0101 03CHECK 129.10

For and in Consideration of the sum of THIRTY-SEVEN THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Edna R. Baker, unmarried have bargained and sold, and by these presents do transfer and convey to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 447 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, 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

IDENTIFICATION REFERENCE

2279

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 Edna R. Baker by warranty deed from Ronald Franks and wife, Patricia Franks and Richard Hall and wife, Julia Hall and Ola Jean Smith-Summer, unmarried, of record in Deed Book 7284, Page 612, Register's Office for Davidson County, Tennessee.

This is improved property, known as 447 Deer Lake Drive, Nashville, Tennessee 37221.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Deer Lake Retirement Association, Inc., its successors and assigns, forever.

I, Edna R. Baker, do represent to Deer Lake Retirement Association, Inc., that I am lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

I, Edna R. Baker, do bind myself, my heirs and representatives, to warrant and forever defend the title to the above described land to Deer Lake Retirement Association, Inc., its successors and assigns, against the lawful claims of all persons.

Witness this 30 day of April, 1990.

Edna R. Baker

STATE OF TENNESSEE)

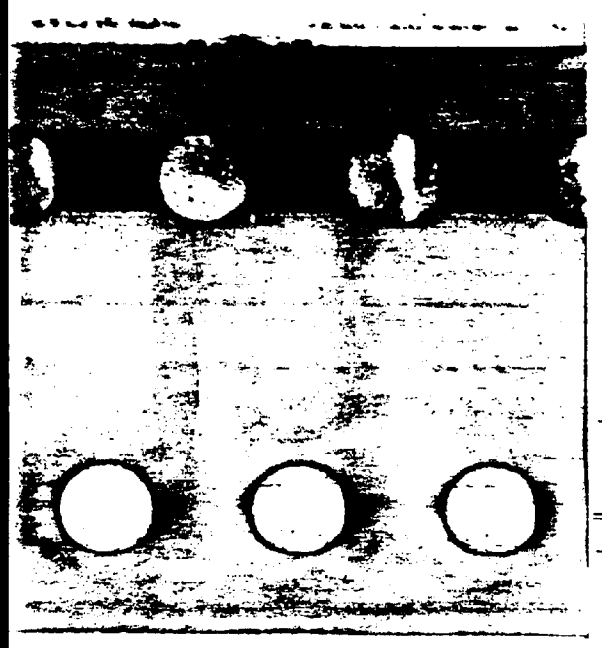
COUNTY OF DAVIDSON)

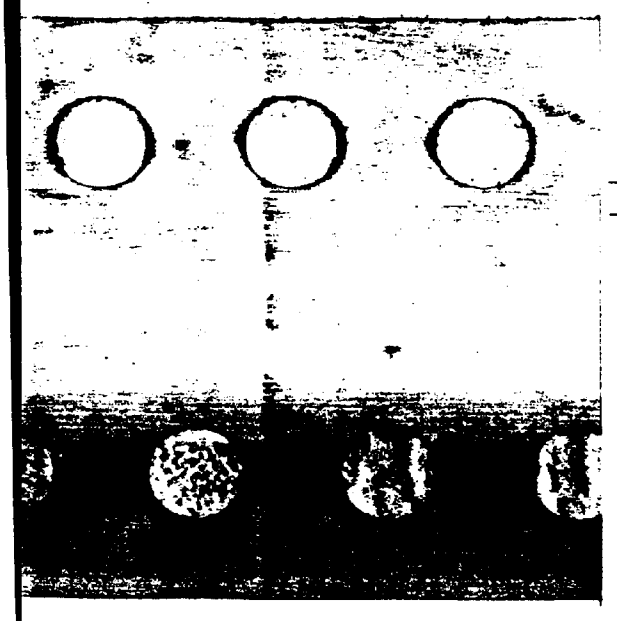
Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Edna R. Baker the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of April, 1990.

NOTARY PUBLIC

My Commission Expires: July 24, 1993





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

RECEIVED OF _____

FOR _____

BOOK 8099 PAGE 165

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 37000.00
CON TX 122.10
PRFEE 1.00
MDEED 6.00
TOTAL 129.10
CHECK 129.10

05/01/90 01 08:47 0001 7467

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

2.2.7.9.7.

IDENTIFICATION REFERENCE

MAY 1 8 47 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 314969