GRANTORS: Mary S. Smith and
Peggy Yarbrough
GRANTEE: Mary S. Smith
376 Deer Lake Drive
Nashville, TN 37221

PREPARED BY:

Margaret M. Spencer
Attorney at Law
347-B Main Street
Franklin, TN 37064

SEND TAX BILLS TO:
Peggy Yarbrough
130 Harpeth Valley Road
Nashville, TN 37221

Map: 142-3-A

Parcel: 376

QUITCLAIM DEED

(LIFE ESTATE INTEREST WITH REVERSION)

This instrument made and entered into this 6th day of November, 1990, by and between MARY S. SMITH and PEGGY S. YARBROUGH, Grantors, for and in consideration of the sum of One Dollar ($1.00), do convey and warrant to MARY S. SMITH, my interest of the City of Nashville, Grantee, the following described real estate:

Unit No. 376, 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, 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 376 Deer Lake Drive, Nashville, Tennessee. Being the same property conveyed to Mary S. Smith and Peggy S. Yarbrough by warranty deed of Deer Lake Retirement Association, Inc. of record in Book 6276, Page 363, Register's Office of Davidson County, Tennessee.

~~To have and to hold~~ the same unto the said Mary S. Smith, for and during her natural life, and at her death, the remainder unto her children, Peggy S. Yarbrough and Wendell W. Smith, in equal parts or to the survivor of them. If both of said children of the life tenant shall die without issue or descendants of

issue surviving, then the share of such deceased child of the life tenant shall go to the heirs at law of the life tenant's said children, Peggy S. Yarbrough and Wendell W. Smith, thereby releasing and waiving all rights of homestead and dower.

IN TESTIMONY WHEREOF, the Grantors, MARY S. SMITH and PEGGY S. YARBROUGH, have hereunto set their signatures, this day and date first above written.

Mary S. Smith
MARY S. SMITH

Peggy S. Yarbrough
PEGGY S. YARBROUGH

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jane B. Fisher a Notary Public in and for said county and state, the within named MARY S. SMITH and PEGGY S. YARBROUGH, Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY hand and official seal this 6th day of November, 1990.

Jane B. Fisher
Notary Public

My Commission Expires: 11-19-91

****

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 0 , which is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mary S. Smith
AFFIANT

Peggy S. Yarbrough
AFFIANT

Sworn to and subscribed before me this 6th day of November, 1990.

Jane B. Fisher
Notary Public

My Commission expires: 11-19-91

72604

IDENTIF. TREFERENCE
NOV 15 11 02 AM
FELIX Z. WILSON III REG.
DAVIDSON COUNTY TN

$ 11.15 DATA CHECK

6.00