File in Box 14

BOOK 8514 PAGE 571

WARRANTY DEED

FROM: Cynthia L. South,
Donald L. Loftis,
Judith L. Risner
and Nancy L. Kellner

TO: Marjorie C. Beauchamp
384 Deer Lake Drive
Nashville, Tennessee 37221

Send Tax Bills To: Marjorie C. Beauchamp

MAP: 142-3-A PARCEL: 384 FB: 090-71633

FEE $ 1.00 REGISTER'S
Dec 26 9 36 AM '91
IDENTIFICATION
7.16.7.4.

FOR AND IN CONSIDERATION OF the sum of $39,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Cynthia L. South, Donald L. Loftis, Judith L. Risner and Nancy L. Kellner, hereafter called the Grantors, have bargained and sold, and, by these presents, do hereby transfer and convey to Marjorie C. Beauchamp, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 384 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.

Being the same property conveyed by Warranty Deed from Retirement Housing Service, Inc. to Mary V. Loftis of record in Book 7057, page 267, Register's Office, Davidson County, Tennessee, the said Mary V. Loftis having since deceased on the 9th day of September, 1991, and. the Grantors herein being the devisees under her Last Will and Testament of record in the Probate Court for Davidson County, Tennessee under Docket No. 97949.

The said Cynthia L. South is an unmarried person and the spouses of the other Grantors, to wit: Jessica L. Loftis, Claiborne Risner and Alvin D. Kellner, hereby join in this conveyance to convey any marital rights which they may have in the aforesaid property.

Mary L. (Nella) McCall, the executrix of the estate of Mary V. Loftis hereby joins in this conveyance for the purpose of divesting the estate of any right, title or interest which it may have in the described property.

This is improved property known as 384 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 18th day of December, 1991.

Mary L. (Nella) McCall
MARY L. (NELLA) MCCALL, EXECUTRIX
ESTATE OF MARY V. LOFTIS

Witness our hands this 20th day of December, 1991.

Cynthia L. South by Ronald L. Stone Attorney in Fact
CYNTHIA L. SOUTH, unmarried

Donald L. Loftis
DONALD L. LOFTIS and wife,

Jessica L. Loftis by Ronald L. Stone Attorney in Fact
JESSICA L. LOFTIS

Judith L. Risner by Ronald L. Stone Attorney in Fact
JUDITH L. RISNER and husband,

Claiborne Risner by Ronald L. Stone Attorney in Fact
CLAIBORNE RISNER

Nancy L. Kellner by Ronald L. Stone Alvin D. Kellner by Ronald L. Stone
NANCY L. KELLNER and husband, ALVIN D. KELLNER Attorney in Fact Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John T. Cook, a Notary Public in and for said County and State, the within named Cynthia L. South, an unmarried person, the bargainor, by and through her attorney-in-fact, Ronald L. Stone, with whom I am personally acquainted and who acknowledged that he executed the within instrument for and on behalf of Cynthia L. South and in her stead, for the purposes therein contained, pursuant to the power and authority vested in him per a Limited Power of Attorney of record in Book 8511, page 688, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 1991.

John T. Cook
NOTARY PUBLIC

My Commission Expires: 7/24/93.

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John T. Cook, a Notary Public in and for said County and State, the within named Donald L. Loftis and wife, Jessica L. Loftis by and through her attorney-in-fact, Ronald L. Stone, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, the said Ronald L. Stone having executed the within instrument for and on behalf of Jessica L. Loftis and in her stead pursuant to the power and authority vested in him per a Limited Power of Attorney of record in Book 8511, page 686, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at _____, Tennessee, this 20th day of December, 1991.

John T. Cook
NOTARY PUBLIC

My Commission Expires: 7/24/93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John T. Cook, a Notary Public in and for said County and State, the within named Judith L. Risner and husband, Claiborne Risner, the bargainors, by and through their attorney-in-fact, Ronald L. Stone, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for and on behalf of Judith L. Risner and husband, Claiborne Risner and in their stead, for the purposes therein contained, pursuant to the power and authority vested in him per a Limited Power of Attorney of record in Book 8511, page 694, and Book 8511, page 695, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 1991.

John T. Cook
NOTARY PUBLIC

My Commission Expires: 7/24/93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John T. Cook, a Notary Public in and for said County and State, the within named Nancy L. Kellner and husband Alvin D. Kellner, the bargainors, by and through their attorney-in-fact, Ronald L. Stone, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for and on behalf of Nancy L. Kellner and husband Alvin D. Kellner and in their stead, for the purposes therein contained, pursuant to the power and authority vested in him per a Limited Power of Attorney of record in Book 8511, page 692, and Book 8511, page 690, Register's Office for Davidson County, Tennessee.
for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 1991.

John T. Cook
NOTARY PUBLIC

My Commission Expires: 7/24/93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janice C. Long, a Notary Public in and for said County and State, the within named Mary L. (Nella) McCall, Executrix of the Estate of Mary V. Loftis, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 1991.

Janice C. Long
NOTARY PUBLIC

My Commission Expires: 10/12/93.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever it greater, for this transfer is $39,000.00.

Marjorie C. Beauchamp
AFFIANT

Subscribed and sworn to before me this 20th day of December, 1991.

NOTARY PUBLIC

My Commission Expires: 7/24/93.



THIS INSTRUMENT WAS PREPARED BY
Ronald L. Stone, Suite 502, 211 Printers Alley,
Nashville, Tennessee 37201

515B 12/26 0101 03CHECK 160.30

j:121891



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8514 PAGE 576

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 39000.00
CON TX 144.30
PRFEE 1.00
MTGFEE 15.00
TOTAL 160.30
CHECK 160.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/26/91 01 09:38 0001 5158

7.1.6.7.4.

IDENTIFICATION REFERENCE

DEC 26 9 38 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 487632