BOOK 8826 PAGE 621

Map: 142-03-0-A

Parcel: 333.00

WARRANTY DEED

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:

J. Terry Price
Guenther & Jordan, P.C.
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $47,500.00.

George LeBon
Affiant

Subscribed and sworn to before me this 29 day of December, 1992.

Notary Public

My Commission Expires: July 24, 1993

DAVIDSON COUNTY, TN
DEC 30 8 58 AM '92
IDENTIFICATION REFERENCE
7.7.8 3.9

For and in Consideration of the sum of FORTY SEVEN THOUSAND AND FIVE HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, George LeBon and Evelyn B. LeBon, his wife, 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. 333 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 5343, Page 413, 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 George LeBon and Evelyn B. LeBon, his wife, by warranty deed from Retirement Housing Services, Inc., of record in Deed Book 6404, Page 11, Register's Office for Davidson County, Tennessee.

This is improved property, known as 333 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.

We, George LeBon and Evelyn B. LeBon, do represent to Deer Lake Retirement Association, Inc., that we are 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.

We, George LeBon and Evelyn B. LeBon, do bind ourselves, our 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.

On the 3rd day of April, 1990, the Probate Court for Davidson County, Tennessee, Docket Number 95118, the Honorable James R. Everett, Judge, signed a final order which appointed George LeBon and his son, George B. LeBon as Co-Conservators of the person and the estate of Evelyn B. LeBon. A copy is attached as Exhibit A of this deed. In the final order Judge Everett authorized George LeBon and George B. LeBon to sell 333 Deer Lake Drive, Nashville, Tennessee, having first obtained the consent and approval of the sale by Joy M. Sims, the Guardian Ad Litem. Ms. Sims has signed this instrument in her representative capacity as Guardian Ad Litem and such signature constitutes her consent and approval for this sale.

Witness this 29 day of December, 1992.

George LeBon

George LeBon

Evelyn LeBon, by George LeBon,
Co-Conservator for Evelyn B. LeBon

George B. LeBon

Evelyn LeBon, by George B. LeBon,
Co-Conservator for Evelyn B. LeBon

I, Joy M. Sims, join in this conveyance in my representative capacity as Guardian Ad Litem, for the express purpose of evidencing my consent and approval for this sale.

Joy M. Sims

Joy M. Sims, Guardian Ad Litem for
Evelyn B. LeBon

6338 12/30 0101 03CHECK 200.75

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 George LeBon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 1992.

NOTARY PUBLIC

My Commission Expires: July 24, 1993

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 George LeBon, and George B. LeBon, as Co-Conservators of the Estate of Evelyn B. LeBon, 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 29th day of December, 1992.

NOTARY PUBLIC

My Commission Expires: July 24, 1993

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for the above County and State, the within named Joy M. Sims, Guardian Ad Litem for Evelyn B. LeBon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she signed the within instrument for the purpose evidencing her consent and approval of this sale of 333 Deer Lake Drive.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 1992.

NOTARY PUBLIC

My Commission Expires: July 23, 1994

Exhibit

April 6 90

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

In Re:
The Appointment of a Conservator for
EVELYN B. LE BON

BOOK 8826 PAGE 624

NO. 95118

MB340-446

O R D E R

This cause came on to be heard this 3rd day of April, 1990, before the Honorable James R. Everett, Jr., Judge, upon the petition for appointment of a conservator for Evelyn B. Le Bon, answer filed by the Guardian Ad Litem, affidavits of two physicians, testimony of Petitioners and witnesses heard in open Court, statement of the Guardian Ad Litem and counsel, and the entire record, from all of which the Court finds that Evelyn B. Le Bon is in need of a conservator of her person and to manage her financial affairs. The Court further finds that Evelyn B. Le Bon's estate consists of income from social security in the present amount of approximately $296.00 per month, and a pension from Metropolitan Government of Nashville, Tennessee, in the approximate amount of $570.00 per month. All remaining assets are held jointly with her husband as tenants by the entirety, including a home located in the Deer Park Subdivision on Highway 70, Nashville, Tennessee. In addition, there is a check received from I.D.S. issued to George Le Bon and Evelyn G. Le Bon for partial liquidation of jointly owned securities in the approximate amount of $11,000.00. Other assets are her personal belongings and items of insignificant value.

The Court further finds that Evelyn B. Le Bon requires full time care and attention, is presently in St. Thomas Hospital, and is expected to be confined to a nursing home after her release from the hospital. The Court further finds that the only heirs at law of the ward are the Petitioners herein; that both Petitioners agree that it will not be necessary to require that the Co-Conservators furnish a bond, and that the necessity of furnishing a bond should be accordingly waived.

The Court further finds that it may become necessary for the Co-Conservators to consider liquidating the real estate jointly owned by the Ward and her husband if expenses for the Ward continue as in the recent past, or should they increase.

The Court further finds that the Petitioners George Le Bon and George E. Le Bon should be appointed as Co-Conservators, and the Court finds that they are well qualified to serve as Co-Conservators.

The Court further finds that Roy A. Miles, Jr. and Joy M. Sims have performed valuable services as attorney and Guardian Ad Litem, they have submitted affidavits of time expended, and that reasonable fees for their services are $ 913.75 and $ 365.50 respectively.

It is, therefore, ORDERED, ADJUDGED AND DECREED by the Court that George Le Bon and George B. Le Bon be appointed the Co-Conservators of the person and the estate of Evelyn B. Le Bon, upon qualifying with the Clerk as required by law.

It is further ORDERED that George Le Bon and George B. Le Bon may take such action and expend such of the income and encroach upon the corpus of the estate to such extent as may be necessary to provide the appropriate medical, personal and other care and attention for Evelyn B. Le Bon.

It is further ORDERED that George Le Bon and George B. Le Bon be authorized to sell the jointly owned real property located at 333 Deer Lake Drive, Nashville, Tennessee, if it becomes necessary to do so, having first obtained the consent and approval of a sale by the Guardian Ad Litem. Following such sale, the Co-Conservators will place one-half of the net proceeds of sale into the conservatorship estate.

It is further ORDERED that the Co-Conservators pay to Roy A. Miles, Jr. the sum of $ 913.75 for reasonable attorney's fees, and to Joy M. Sims the sum of $ 365.50 for a reasonable Guardian Ad Litem fee, these funds to be paid from the conservatorship estate.

JAMES R. EVERETT, Judge

APPROVED FOR ENTRY:

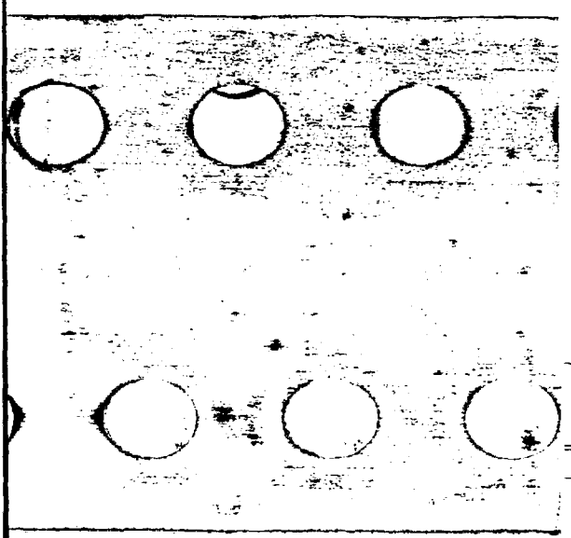
ROY A. MILES, JR., Attorney for Petitioners

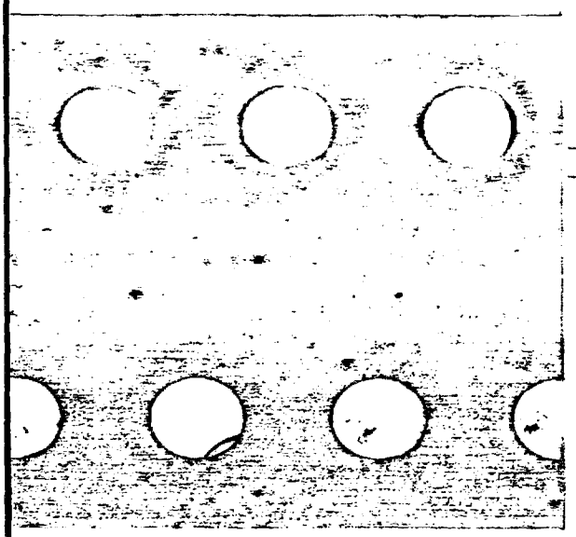
JOY M. SIMS, Guardian Ad Litem for Evelyn B. Le Bon

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE, THIS____ DAY OF_____, 19__

GEORGE L. ROOKER, CLERK

BY:_____
DEPUTY CLERK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8826 PAGE 627

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 47500.00
CON TX 175.75
PRFEE 1.00
WDEED 24.00
TOTAL 200.75
CHECK 200.75

12/30/92 01 08:36 0001 6338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.8 3.9

IDENTIFI REFERENCE

DEC 30 8 38 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 605459