BOX 50-B

BOOK 9367 PAGE 532

Map: 142-03-0-A

Parcel: 424.00

WARRANTY DEED

94 JUN -3 PM 12:50

DAVIDSON CO. TN.

57232

IDENTIFICATION REFERENCE

Address of New Owner(s)
Billy J. Dunning and
Doris J. Dunning
424 Deer Lake Drive
Nashville, Tennessee 37221

Send Tax Bills To:
Suntrust Mortgage, Inc.,
its successors and or assigns
P. O. Box 100100
Atlanta, Georgia 30348-0100

This Instrument Prepared By:

J. Terry Price
Guenther & Jordan
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 $52,000.00

Billy J. Dunning
Affiant David J. Dunning

Subscribed and sworn to before me this 1 day of June, 1994.

June E. Atkinson
Notary Public

My Commission Expires: 07/27/96

1750 06/03 0101 03CHECK 201-40

For and in Consideration of the sum of FIFTY-TWO THOUSAND DOLLARS ($52,000) and other good and valuable consideration (the receipt of which is hereby acknowledged), Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, has bargained and sold, and by these presents does transfer and convey to Billy J. Dunning and wife, Doris J. Dunning, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 424 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 5431, Page 293, 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.

SUBJECT TO 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; and

SUBJECT TO restrictions on the right to transfer ownership of the above described apartment unit or to lease said unit as set out in the Master Deed and Bylaws.

Being the same property conveyed to Deer Lake Retirement Association, Inc., by warranty deed from Zona Buckner Smith, a widow, by Anne Pomeroy, her attorney-in-fact, of record in Deed Book 9122, Page 26, Register's Office for Davidson County, Tennessee.

This is improved property, known as 424 Deer Lake Drive, Nashville, Tennessee.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging Billy J. Dunning and wife, Doris J. Dunning, their to heirs and assigns, forever.

Deer Lake Retirement Association, Inc., does represent to Billy J. Dunning and wife, Doris J. Dunning, it is lawfully seized and possessed of the above described property in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Deer Lake Retirement Association, Inc., does bind itself, its successors and assigns, to warrant and forever defend the title to the above described land to Billy J. Dunning and wife, Doris J. Dunning, their heirs and assigns, against the lawful claims of all persons.

Witness this 1 day of June, 1994, Deer Lake Retirement Association, Inc., having caused its name to be signed hereto by its duly authorized officer on said day and date.

DEER LAKE RETIREMENT ASSOCIATION, INC.

J. L. Ford

J. L. Ford, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

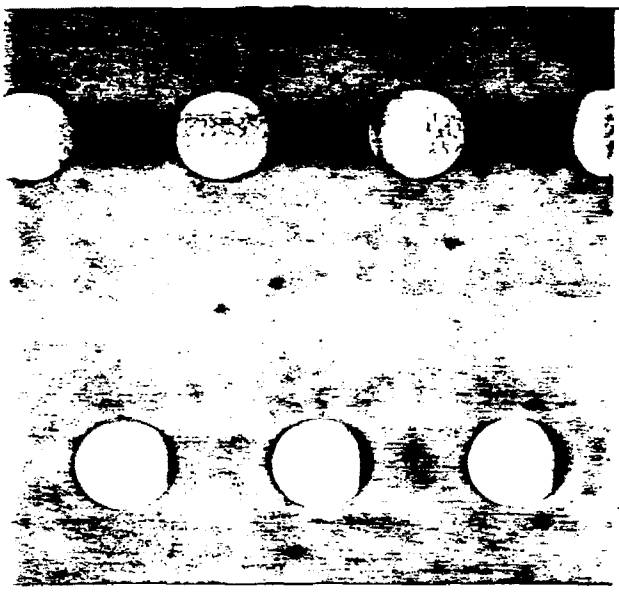
Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared J. L. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Deer Lake Retirement Association, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of June, 1994.

J. Terry Price

NOTARY PUBLIC

My Commission Expires: July 26, 1997



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

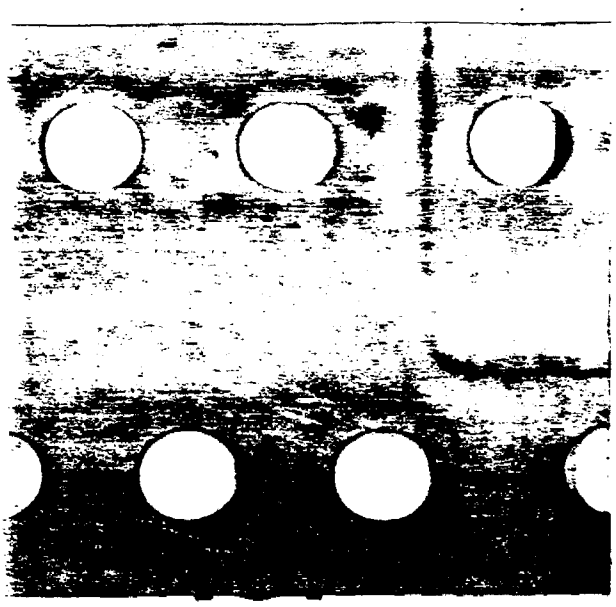
BOOK 9367 PAGE 534

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 52000.00	
			CON TX 192.40	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 201.40	
			CHECK 201.40	
06/03/94	01		12:51 0001 1750	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57232
IDENTIF. & REFERENCE

94 JUN -3 PM 12:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798724