72855

IDENTIF. & REFERENCE

142-03-0-A
305.00 CC

This Instrument Prepared By:
CECIL D. SMITH & ASSOCIATES
CLINTON W. WATKINS, Attorney
Suite 315, 150 Second Avenue, North
Nashville, TN 37201
(615) 256-5555

BOOK 9412 PAGE 610

94 JUL 20 AM 10: 15
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Oleta O. Hearn, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey her right, title, and interest in and to the below-described property to Oleta O. Hearn, sole Trustee, or her successors in trust, under the Oleta O. Hearn Living Trust, dated June 17, 1994, and any amendments thereto. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Unit No. 305 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 5242, Page 872, 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 in 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 and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.
>
> 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 Oleta O. Hearn, by warranty deed from Deer Lake Retirement Association, Inc., of record in Book 9200, Page 796, Register's Office for Davidson County, Tennessee.

This is improved property, known as 305 Deer Lake Drive, Nashville, Tennessee.

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ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, I have executed this instrument this 14th day of July 1994.

Oleta O. Hearn
OLETA O. HEARN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared Oleta O. Hearn, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office in Nashville, Tn, this 14th day of July, 1994.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: [illegible]

Property address:

305 Deer Lake Drive
Nashville, Tennessee 37221

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Mail Tax Bills To:

Oleta O. Hearn
305 Deer Lake Drive
Nashville, TN 37221

Oleta O. Hearn
Oleta O. Hearn

Subscribed and sworn to before me this the 14th day of July 1994.

NOTARY PUBLIC

My Commission Expires: [illegible]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE