BOOK 9977 PG 616

0159645

IDENTIF. & REFERENCE

96 MAR 13 AM 11:16

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
BOTTORFF & KAVIN, ATTORNEYS
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Packard, L.P. 4911 Tanglewood Drive Nashville, Tennessee 37216	Same	Map 142-3-A Parcel 414

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **HENRY J. ROMERSA** ("Grantor") this day bargained and sold, and hereby quitclaims, conveys and transfers unto **Packard, L.P.**, a Tennessee limited partnership ("Grantee"), all of his interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Unit No. 414 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. (Description from previous deed)

This property has the address of 414 Deer Lake Drive, Nashville, TN 37221

Being the same property conveyed to Mary S. Romersa and Henry J. Romersa by deed from Retirement Housing Services, Inc. a Tennessee corporation of record in Book 5887, page 733, Register's Office, Davidson County, Tennessee. The said Mary S. Romersa died on November 17, 1993 and her Will is of record in Will Book 187, page 317, Probate Court Clerk's Office for Davidson County, Tennessee.

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KATHY W. ROMERSA, SPOUSE OF HENRY J. ROMERSA, JOINS IN THE EXECUTION OF THIS QUITCLAIM DEED FOR THE PURPOSE OF CONVEYING ANY MARITAL RIGHTS SHE MAY HAVE IN AND TO SUBJECT REAL ESTATE.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 11 day of MARCH, 1996.

Henry J. Romersa
HENRY J. ROMERSA

Kathy W. Romersa
KATHY W. ROMERSA

7921 03/13 0101 03CHECK 8.00

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Henry J. Romersa
Affiant

Sworn to and subscribed to before me, this the 11th day of March, 1996.

Notary Public

My Commission Expires:
11/21/99

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **HENRY J. ROMERSA AND WIFE, KATHY W. ROMERSA,** with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 1996.

Notary Public

My Commission Expires:
11/21/99