BOOK 10405 PG 454

97 APR -3 PM 3:08

FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

0290804

IDENTIFICATION REFERENCE

Map: 142-03-0-A

Parcel: 324.00

WARRANTY DEED

Address of New Owner(s)
Deer Lake Retirement Association, Inc.
P. O. Box 728
Brentwood, Tennessee 37024-0728

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.

Affiant

Subscribed and sworn to before me this 24 day of March, 1997.

5393 04/03 0101 03CHECK 184.75

Notary Public

My Commission Expires: July 26, 1997

For and in Consideration of the sum of FORTY SEVEN THOUSAND, FIVE HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Arland L. Coleman and Gloria M. Coleman, as Trustees of the Arland L. Coleman and Gloria M. Coleman Revocable Living Trust dated April 27, 1990, 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. 324 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 5298, Page 717, 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 Arland L. Coleman and his Wife, Gloria M. Coleman, by warranty deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record in Deed Book 6352, Page 538, Register's Office for Davidson County, Tennessee. Arland L. Coleman and his Wife, Gloria M. Coleman conveyed this same property to the Arland L. Coleman and Gloria M. Coleman Revocable Living Trust by quitclaim deed of record in Deed Book 8492, Page 130, Register's Office for Davidson County, Tennessee. This deed is being executed by Anna L. Donaldson, attorney in fact for the Arland L. Coleman and Gloria M. Coleman Revocable Living Trust. Anna L. Donaldson was appointed attorney in fact by the Arland L. Coleman and Gloria M. Coleman Revocable Living Trust in a limited power of attorney executed January 3, 1997 and recorded in Book 10405 page 452, Register of Deeds for Davidson County, Tennessee.

This is improved property, known as 324 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, Arland L. Coleman and Gloria M. Coleman as Trustees of the Arland L. Coleman and Gloria M. Coleman Revocable Living Trust, do represent to Deer Lake Retirement Association, Inc., that I am 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, Arland L. Coleman and Gloria M. Coleman as Trustees of the Arland L. Coleman and Gloria M. Coleman Revocable Living Trust, do bind ourselves, our successors, assigns, 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.

Witness this 25th day of March, 1997. Arland L Coleman and Gloria M. Coleman, Revocable Living Trust

By Anna L Donaldson - Attorney in Fact

Arland L. Coleman and Gloria M. Coleman
Trustees of the Arland L. Coleman and
Gloria M. Coleman Revocable Living Trust
BY: ANNA L. DONALDSON,
attorney in fact for the Arland L. Coleman
and Gloria M. Coleman Revocable Living
Trust

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 ANNA L. DONALDSON, as the attorney-in-fact for the Arland L. Coleman and Gloria M. Coleman Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 25 day of March, 1997.

NOTARY PUBLIC

My Commission Expires: July 26, 1997

Jai



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10405 PG 456

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 8.00
TOTAL 184.75
CHECK 184.75

04/03/97 01 15:11 0001 5393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0290804

IDENTIF. A REFERENCE

97 APR -3 PM 3:08

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1135643