BOOK 10578 PG 283

Map: 142-03-0-A

Parcel: 450.00

97 AUG 22 AM 9:45

0340227

IDENTIF. & REFERENCE

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 and Rogers, 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 $41,000.00.

Affiant

Subscribed and sworn to before me this 20 day of August, 1997.

Notary Public

My Commission Expires: May 26, 2001

For and in Consideration of the sum of FORTY ONE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Deborah L. Sopko, as Executrix of the Estate of Edward Martin Thomas, 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. 450 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, 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 Edward Martin Thomas, unmarried, by warranty deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record in Deed Book 9054, Page 856, Register's Office for Davidson County, Tennessee. Edward Martin Thomas died testate, his estate was opened in the Probate Court for Davidson County, Tennessee, Docket No. 97P-904, and his daughter, Deborah L. Sopko, was appointed Executrix. By signing below, I swear and affirm that Edward M. Thomas and Edward Martin Thomas are one and the same person and was the grantee in the above referenced conveyance. Edward Martin Thomas was unmarried during the entire time he owned the property of which this conveyance is the subject.

This is improved property, known as 450 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.

I, Deborah L. Sopko, as Executrix of the Estate of Edward Martin Thomas, do represent to Deer Lake Retirement Association, Inc., that the estate is 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. I, Deborah L. Sopko, as Executrix of the Estate of Edward Martin Thomas, do represent to Deer Lake Retirement Association, Inc., that there were and are no debts or claims against the estate of Edward Martin Thomas which are or would be payable from the above described tract or parcel of land, whether or not such claims have been filed in Davidson County, Tennessee. I, as Executrix, further represent that there were and are no federal, state, or local taxes, including death taxes on the estate of Edward Martin Thomas, which constitute a claim or lien against the property described above. Finally, I, as Executrix, represent that there were and are no Tennessee inheritance taxes due by reason of the death of Edward Martin Thomas are payable from the above described tract or parcel of land.

I, Deborah L. Sopko, as Executrix of the Estate of Edward Martin Thomas, do bind the estate, its successors, assigns, heirs and beneficiaries, 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 20 day of August, 1997.

Deborah L. Sopko

Deborah L. Sopko,
Executrix of the Estate of
Edward Martin Thomas

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 DEBORAH L. SOPKO, as the Executrix of the Estate of Edward Martin Thomas, 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, in her representative capacity.

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 1997.

J. Terry Price

NOTARY PUBLIC

My Commission Expires: May 26, 2001

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10578 PG 285

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

CAPT	41000.00
CON TX	151.70
PRFEE	1.00
WDEED	8.00
TOTAL	160.70
CHECK	160.70

08/22/97 01 09:54 0001 9732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03402227
IDENTIF. & REFERENCE

97 AUG 22 AM 9:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1189280