BOOK 10813 PG 62

Map: 142-03-0-A

Parcel: 324.00

WARRANTY DEED

Address of New Owner(s)
Mary Katherine Phillips
324 Deer Lake Drive
Nashville, Tennessee 37221

Send Tax Bills To:
SAME

This Instrument Prepared By:

J. Terry Price
Guenther, Jordan & 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 $56,000.00.

Mary Katherine Phillips
Affiant

Subscribed and sworn to before me this 25 day of February, 1998.

Notary Public

My Commission Expires: May 27, 2001

For and in Consideration of the sum of FIFTY-SIX THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Douglas R. Ashworth and Mamie Ashworth, as husband and wife, have bargained and sold, and by these presents do transfer and convey to Mary Katherine Phillips, unmarried, (hereafter referred to as "Grantee"), her 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. 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 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 Douglas R. Ashworth and Mamie Ashworth, as husband and wife, of record in Deed Book 10414, Page 314, Register's Office 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 Grantee, her heirs and assigns, forever.

Douglas R. and Mamie Ashworth, represent to Grantee, that they are lawfully seized and possessed of the above described property in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

Douglas R. and Mamie Ashworth, do bind themselves, their successors and assigns, to warrant and forever defend the title to the above described land to Grantee, her heirs and assigns, against the lawful claims of all persons.

Witness this 25 day of February, 1998.

Douglas R. Ashworth
Douglas R. Ashworth

Mamie Ashworth
Mamie Ashworth

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared Douglas R. Ashworth and Mamie Ashworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of February, 1998.

NOTARY PUBLIC

My Commission Expires: May 27, 2001

04056693
98 FEB 27 AM 9:46

8705 02/27 0101 03CHECK 216.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10813 PG 64

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

CHRT	56000.00
CON TX	207.20
PRFEE	1.00
WDEED	8.00
TOTAL	216.20
CHECK	216.20

02/27/98 01 09:45 0001 8705

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0405693

98 FEB 27 AM 9:46

No. 1259162