Map: 142-03-0-A

Parcel: 352.00

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 & 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 $54,000.00.

C. Kenny Cooper
Affiant

Subscribed and sworn to before me this 6 day of April, 1998.

Notary Public

My Commission Expires: May 27, 2001

For and in Consideration of the sum of FIFTY FOUR THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Donald Charles Morvai and wife, Karen Sue Morvai, 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. 352 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 5215, page 207, 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 Donald Charles Morvai and wife, Karen Sue Morvai, by warranty deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record in Deed Book 10214, Page 978, Register's Office for Davidson County, Tennessee.

This is improved property, known as 352 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, Donald Charles Morvai and wife, Karen Sue Morvai, do represent to Deer Lake Retirement Association, Inc., we are lawfully seized and possessed of the above described land in fee simple; that we have a good right to convey it, and the same is unencumbered, except as described herein.

We, Donald Charles Morvai and wife, Karen Sue Morvai, 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 6th day of April, 1998.

Donald Charles Morvai

Donald Charles Morvai

Karen Sue Morvai

Karen Sue Morvai

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for the above County and State, the within named Donald Charles Morvai and wife, Karen Sue Morvai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 6 day of April, 1998.

NOTARY PUBLIC

My Commission Expires: May 27, 2001

0423121
IDENTIF. & REFERENCE

98 APR -8 AM 9:27
DAVIDSON COUNTY, TN.

7463 04/08 0101 03CHECK 208.80

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

RECEIVED OF _____

FOR _____

BOOK 10878 PG 78

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	54000.00
CON TX	199.80
PRFEE	1.00
WDEED	8.00
TOTAL	208.80
CHECK	208.80

04/08/98 01 09:27 0001 7463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423121
IDENTIF. ↑ REFERENCE

98 APR -8 AM 9:27

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, T.N.

No. 1277693