BOOK 11001 PAGE 544

0457658

IDENTIF. & REFERENCE

98 JUL -1 PM 1:44

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Map: 142-03-0-A

Parcel: 445.00

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 $40,000.00.

C. Kenny Cooper
Affiant

Subscribed and sworn to before me this 29 day of June, 1998.

Notary Public

My Commission Expires: May 27, 2001

3427 07/01 0101 03CHECK 161.00

For and in Consideration of the sum of FORTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, A. Douglas Lillicrap and Doris Jean Lillicrap Taylor, 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. 445 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 Lucille M. Lillicrap, unmarried, by warranty deed from Retirement Housing Services, a partnership, of record in Deed Book 5218, Page 479, Register's Office for Davidson County, Tennessee. Lucille M. Lillicrap conveyed a remainder interest to A. Douglas Lillicrap and Doris Jean Lillicrap Taylor, retaining a life estate in the property in a quitclaim deed of record in Deed Book 7494, page 972, RODC. Lucille M. Lillicrap died in October of 1997. A. Douglas Lillicrap and Doris Jean Lillicrap Taylor are the sole heirs at law of Lucille M. Lillicrap and own a fee simple interest because of the termination of the life estate of Lucille M. Lillicrap. A. Douglas Lillicrap appointed his wife, Brenda Lillicrap as his attorney in fact in a Durable General Power of Attorney dated October 14th, 1997 and recorded as Book 11001, page 542, Register's Office for Davidson County, Tennessee. Brenda Lillicrap is executing this deed as the attorney in fact of A. Douglas Lillicrap and herein certifies that A. Douglas Lillicrap and Alfred Douglas Lillicrap are one in the same person and is the person that owns the remainder interest in this property and is the principal in the above referenced power of attorney.

A. Douglas Lillicrap and Doris Jean Lillicrap Taylor hereby certify that neither of them nor either of their spouses used this property as marital property, nor has either of them used this property as a temporary or permanent residence. The spouses of A. Douglas Lillicrap and Doris Jean Lillicrap Taylor join in this conveyance to convey any right, title and interest in the property they may have, if any.

This is improved property, known as 445 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, A. Douglas Lillicrap and Doris Jean Lillicrap Taylor, do represent to Deer Lake Retirement Association, Inc., that we are 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, A. Douglas Lillicrap and Doris Jean Lillicrap Taylor, do bind ourselves, our 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 30th day of June, 1998.

A. Douglas Lillicrap
Brenda Lillicrap
A. Douglas Lillicrap, by
Brenda Lillicrap, Attorney-in-fact

Doris Jean Lillicrap Taylor
Doris Jean Lillicrap Taylor

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 Brenda Lillicrap, as attorney-in-fact for A. Douglas Lillicrap, and Doris Jean Lillicrap Taylor, 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 30 day of June, 1998.

NOTARY PUBLIC

My Commission Expires: May 27, 2001

We, Brenda Lillicrap, as the spouse of A. Douglas Lillicrap, and Jimmy Douglas Taylor, as the spouse of Doris Jean Lillicrap Taylor, do join in this conveyance for the express purpose of conveying all of our rights, title and interests in this property, if any, to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation.

Brenda Lillicrap
Brenda Lillicrap

Jimmy Douglas Taylor
Jimmy Douglas Taylor

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 Brenda Lillicrap and Jimmy Douglas Taylor, 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 30 day of June, 1998.

NOTARY PUBLIC

My Commission Expires: May 27, 2001

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

RECEIVED OF _____

FOR _____

BOOK 11001 PAGE 547

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
TOTAL	161.00
CHECK	161.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8427

0457658
IDENTIF. & REFERENCE

98 JUL -1 PM 1:44

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

No. 1314209