BOOK 11163 PAGE 245

Map: 142-03-0-A

Parcel: 327.00

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 & Price, 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 $50,400.00.

C. Kenny Cooper
Affiant

Subscribed and sworn to before me this 15th day of October, 1998.

L. Diane Davis
Notary Public

My Commission Expires: 7/24/99

For and in Consideration of the sum of FIFTY THOUSAND, FOUR HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Katie V. Byrn, unmarried, 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. 327 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 Katie V. Cox, by warranty deed from Retirement Housing Services, a partnership, of record in Deed Book 5468, Page 192, Register's Office for Davidson County, Tennessee. Katie V. Cox subsequently married and became Katie V. Byrn. Mr. James E. Byrn has died and Katie V. Byrn has not remarried and is not married as of the date of this conveyance. Katie V. Cox and Katie V. Byrn are one in the same person and was the Grantee in the above mentioned deed and the Grantor in this deed.

This is improved property, known as 327 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.

There were and are no debts or claims against the estate of James E. Byrn or the estate of James E. Byrn which are or would be payable from the real property described above, whether or not such claims have been filed in the court of Davidson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estate of James E. Byrn which constitute a claim or lien against the property described above. There were and are no Tennessee inheritance taxes due by reason of the death of James E. Byrn which are payable from the real property described above.

I Katie V. Byrn, 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.

I, Katie V. Byrn, do bind myself, my 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 20 day of October, 1998.

98 OCT 21 AM 8:47
BILL GARNER REGISTER
DAVIDSON COUNTY, TN

0501993
IDENTIF. & REFERENCE

Katie V Byrn
KATIE V. BYRN

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 KATIE V. BYRN, 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 20 day of October, 1998.

NOTARY PUBLIC

My Commission Expires: May 27, 2001

5801 10/21 0101 03CHECK 197.

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

RECEIVED OF _____ 5802 10/21 0101 03CHECK 0.00

FOR _____

BOOK 11163 PAGE 247

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
				CAMT 40500.00
				MOR TX 186.48
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 197.48
				CHECK 197.48
			10/21/98 01	08:50 0001 5801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0501993
IDENTIF. # REFERENCE

98 OCT 21 AM 8:47
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

CONT

CHECK 0.00
10/21/98 01 08:50 0001 5802

VOID
MOR TX 186.48-
CON TX 186.48
TOTAL 0.00

No. 13608807

CONT