BOOK 11304 PAGE 615

Map: 142-03-0-A

Parcel: 451.00

99 JAN 20 PM 2:41

[illegible] REGISTER
DAVIDSON COUNTY, TN.

05388877

IDENTIFICATION REFERENCE

WARRANTY DEED

ADDRESS OF NEW OWNER

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.
1150 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 $44,000.00.

C. Kenny Coyne
Affiant

Subscribed and sworn to before me this 15 day of January, 1999.

Notary Public

My Commission Expires: May 27, 2001

5036 01/20 0101 03CHECK 173.50

For and in Consideration of the sum of FORTY FOUR THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Carl L. Stewart, 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. 451 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 Charles H. Stewart and Carl L. Stewart, as joint tenants with rights of survivorship, by Warranty deed from Dorothy M. Wiebeck and Arthur C. Day, as joint tenants with rights of survivorship, of record in Deed Book 7767, Page 691, Register's Office for Davidson County, Tennessee. Charles H. Stewart died November 5, 1998 leaving Carl L. Stewart as the sole owner of the property.

This is improved property, known as 451 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, Carl L. Stewart, 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.

There were and are no debts or claims against the estate of Charles H. Stewart 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 Charles H. Stewart 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 Charles H. Stewart which are payable from the real property described above.

I, Carl L. Stewart, do represent and affirm that I have not used this property as a residence, nor has it been used as marital property and that no marital rights of any kind have attached to this property.

I, Carl L. Stewart, 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 18 day of January, 1999.

Carl L. Stewart
CARL L. STEWART

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 CARL L. STEWART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 18 day of January, 1999.

J. Terry Price
NOTARY PUBLIC

My Commission Expires: May 27, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11564 PAGE 617

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05388777

IDENTIF. & REFERENCE

99 JAN 20 PM 2:42

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT	44000.00
CO TX	162.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	173.80
CHECK	173.80

01/20/99 01 14:40 0001 5036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414463