BOOK 11443 PG. 993

Map: 142-03-0-A

Parcel: 442.00

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 $53,000.00.

C. Kenny Cooper
Affiant

Subscribed and sworn to before me this 13th day of April, 1999.

L. Diane Davis
Notary Public

My Commission Expires: 7/24/99

For and in Consideration of the sum of FIFTY THREE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Peggy Diane Davis, Charles P. Brown and Michael E. Brown, the only heirs at law of Margaret Marie Brown, deceased, 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. 442 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Being the same property conveyed to Margaret Marie Brown, unmarried, by Warranty deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, of record in Deed Book 8759, Page 84, Register's Office for Davidson County, Tennessee. Margaret Marie Brown died, unmarried, on February 16, 1999. Grantors are the only children and the only heirs at law of Margaret Marie Brown. Affidavits of Heirship of the Grantors is of record in Deed Book 11443, beginning at page 985 of the Register's Office for Davidson County, Tennessee. Affidavit of Heirship of Jerry Pirtle, brother of Margaret Marie Brown, is of record in Deed Book 11443, Page 991 said Register's Office.

There were and are no debts or claims against the estate of Margaret Marie Brown 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 Margaret Marie Brown 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 Margaret Marie Brown which are payable from the real property described above.

This is improved property, known as 442 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, Peggy Diane Davis, Charles P. Brown and Michael E. Brown, 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, Peggy Diane Davis, Charles P. Brown and Michael E. Brown, do represent to Deer Lake Retirement Association, Inc., that the property has never been used as marital property and that no marital rights of any kind have attached to this property.

We, Peggy Diane Davis, Charles P. Brown and Michael E. Brown, 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 19 day of April, 1999.

Charles P. Brown

Michael E. Brown

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 Charles P. Brown and Michael E. Brown, 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 19 day of April, 1999.

NOTARY PUBLIC

My Commission Expires: May 27, 2001

99 APR 23 AM 8:19
RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

05776622
IDENTIFICATION/REFERENCE

Witness this 14 day of April, 1999.

Peggy Diane Davis

Peggy Diane Davis

STATE OF TEXAS)
)
COUNTY OF Collin)

Personally appeared before me, Helen B. Whalen, a Notary Public in and for the above County and State, the within named Peggy Diane Davis, 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 McKinney, Texas this 14th day of April, 1999.

Helen B Whalen
NOTARY PUBLIC

My Commission Expires: 02-27-2001

NOTARY PUBLIC STATE OF TEXAS
HELEN B. WHALEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 02/27/2001

6155 04/23 0101 03THECK 211.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11443 PG. 996

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

0577622

IDENTIFYING REFERENCE

99 APR 23 AM 8:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	53000.00
CON TX	196.10
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	211.10
CHECK	211.10

04/23/99 01 08:22 0001 6135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476076