0612061

REFERENCE

99 JUL 15 PM 3:03

REGISTER
COUNTY, TN.

Map: 142-03-0-A

Parcel: 411.00

WARRANTY DEED

BOOK 11574 PAGE 278

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 $48,800.00.

C. Kenny Cooper
Affiant

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

Notary Public

My Commission Expires: May 29, 2001

For and in Consideration of the sum of FORTY EIGHT THOUSAND, EIGHT HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Frances J. Linton, 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. 411 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 5521, page 853, 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 Frances J. Linton, a widow by Warranty deed from Retirement Housing Services, Inc. a Tennessee corporation, of record in Deed Book 5959, Page 989, Register's Office for Davidson County, Tennessee. Francis Joyce Martin Linton appointed Leonard Francis Putman, Jr., of Lilburn, Georgia as her attorney in fact in a general durable power of attorney, dated April 7, 1995, of record in Deed Book 11574, Page 276, Register's Office for Davidson County, Tennessee. Frances J. Linton and Francis Joyce Martin Linton are one in the same person and is the same person who was both the grantee of this Property referenced above, and the principal in the above referenced general durable power of attorney.

This is improved property, known as 411 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, Frances J. Linton, 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 affirm that at no time during the ownership of this property I have been married and further affirm that this property has never been used as marital property and no marital rights have attached.

I, Frances J. Linton, 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 13th day of July, 1999.

Frances J. Linton by Leonard Francis Putnam, Jr. POA
Frances J. Linton, by
Leonard Francis Putnam, Jr.
attorney-in-fact

STATE OF GEORGIA)
)
COUNTY OF Gwinnett)

Personally appeared before me, Pamela C Putman, a Notary Public in and for the above County and State, the within named Leonard Francis Putnam, Jr., 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, as attorney in fact for Frances J. Linton, for the purposes stated above.

Witness my hand and official seal at Lilburn, Georgia this 13th day of July, 1999.

Pamela C Putman
NOTARY PUBLIC

My Commission Expires: 8/17/02

PAMELA C. PUTMAN
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES AUG. 17, 2002

RETURN TO: MUNGER TUCK - [illegible]

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11574 PAGE 280

06120611

IDENTIFICATION REFERENCE

99 JUL 15 PM 3:03

RECEIVED
DAVIDSON CO. TN.

CHGT	45500.00
CCM TX	180.56
PRFEE	1.00
MBEED	8.00
CFEE	2.00
TOTAL	191.56
CHECK	191.56

07/15/99 01 15:08 0001 2873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491224