Map: 142-03-0-A

Parcel: 446.00

WARRANTY DEED

BOOK 11677 PAGE 67

Address of New Owner(s)
John B. Perkins, Sr.
446 Deer Lake Drive
Nashville, Tennessee 37221

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 $55,000.00.

John B Perkins S.
Affiant

Subscribed and sworn to before me this 23 day of September, 1999.

Notary Public

My Commission Expires: May 27, 2001

For and in Consideration of the sum of FIFTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Betty I Rogers, unmarried, have bargained and sold, and by these presents does transfer and convey to John B. Perkins, Sr., unmarried and his daughter, Brenda Bradford, as joint tenants with a right of survivorship, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 446 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 in the 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 and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.

SUBJECT TO 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; and

SUBJECT TO restrictions on the right to transfer ownership of the above described apartment unit or to lease said unit as set out in the Master Deed and Bylaws.

Being the same property conveyed to Betty I. Rogers, unmarried, by warranty deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation of record in Deed Book 10351, Page 701, Register's Office for Davidson County, Tennessee.

This is improved property, known as 446 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 John B. Perkins, Sr., and Brenda Bradford, their heirs and assigns, forever.

Betty I. Rogers represents to John B. Perkins, Sr., and Brenda Bradford that she is lawfully seized and possessed of the above described property in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

I, Betty I. Rogers, do represent and affirm that I have not used this residence as marital property and that no marital rights of any kind have attached to this property.

Betty I. Rogers binds herself, her heirs and assigns, to warrant and forever defend the title to the above described land to John B. Perkins, Sr., and Brenda Bradford, their heirs and assigns, against the lawful claims of all persons.

Witness this ___ day of September, 1999.

Betty I. Rogers

STATE OF ILLINOIS)
COUNTY OF Rock Island)

Before me, Becky Gripp, a Notary Public of the above State and County, personally appeared Betty I. Rogers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at East Moline Illinois, this 20 day of September, 1999.

Becky Gripp
NOTARY PUBLIC

"OFFICIAL SEAL"
BECKY GRIPP
Notary Public, State of Illinois
My Commission Expires 05/06/01

My Commission Expires: 5/6/01

06399973
REFERENCE
99SEP27 PM 2:26
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
09/27 0101 03CHECK 214.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR

BOOK 11677 PAGE 69

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

0639973

REFERENCE

99 SEP 27 PM 2:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

09/27/99 01 14:29 0001 2853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520773