BOOK 11692 PAGE 310

Map: 142-03-0-A

Parcel: 408.00

99 OCT -6 AM 9:50

0641364 7

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 $55,500.00.

Affiant

Subscribed and sworn to before me this 27 day of September, 1999.

Notary Public

My Commission Expires: May 27, 2001

For and in Consideration of the sum of FIFTY-FIVE THOUSAND, FIVE HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, John Furgess, Dorothy Harrington and Julianne Connolly, as the only heirs at law of Anita Nolan Furgess, 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. 408 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 Anita Nolan Furgess, unmarried, by Warranty deed from Robert E. Rader and wife, Maebell P. Rader, of record in Deed Book 7828, Page 224, Register's Office for Davidson County, Tennessee. Anita Nolan Furgess has since died, unmarried, leaving three children, John Furgess, Dorothy Harrington and Julianne Connolly, who the only heirs at law of Anita Nolan Furgess. Affidavits of heirship by John Furgess, Dorothy Harrington and Julianne Connolly have been recorded beginning in Deed Book 11692, page 296 with the Register of Deeds office for Davidson County, Tennessee. Affidavit supporting heirship of John Furgess, Dorothy Harrington and Julianne Connolly executed by Katherine Mrzena, has been recorded in Deed Book 11692, page 292 with the Register of Deeds office for Davidson County, Tennessee.

This is improved property, known as 408 Deer Lake Drive, Nashville, Tennessee 37221.

There were and are no debts or claims against the estate of Anita Nolan Furgess 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 Anita Nolan Furgess 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 Anita Nolan Furgess which are payable from the real property described above.

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, John Furgess, Dorothy Harrington and Julianne Connolly, 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, John Furgess, Dorothy Harrington and Julianne Connolly, do represent to Deer Lake Retirement Association, Inc., that we have never resided at this property and that it has never been used as marital property and that no marital rights of any kind have attached to this property.

We, John Furgess, Dorothy Harrington and Julianne Connolly, 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 27 day of September, 1999.

John Furgess

Dorothy Harrington

Julianne Connolly

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for the above County and State, the within named John Furgess, Dorothy Harrington and Julianne Connolly, 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 27 day of September, 1999.

NOTARY PUBLIC
My Commission Expires: May 27, 2001

RECEIVED 1010 OCT 1999 01:01 DAVIDSON COUNTY 216.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11692 PAGE 302

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

0643647

99 OCT -6 AM 9:50

CAMT 55500.00
CON TX 205.35
RFFEE 1.00
MTGTX 8.00
CFEE 2.00
TOTAL 216.35
CHECK 216.35

1 PCS FF 01 09:33 0001 e728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524606