Instr:200001120004205 Page: 1 OF 2
REC'D FOR REC 01/12/2000 9:14:41AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $183.52

Map: 142-03-0-A

Parcel: 422.00

WARRANTY DEED

ADDRESS OF NEW OWNER

Deer Lake Retirement Association, Inc.
P. O. Box 728
Brentwood, Tennessee 37024-0728

This Instrument Prepared By:

J. Terry Price
Guenther, Jordan & Price, P. C.
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

SEND TAX BILLS TO:

SAME

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $49,600.00.

C. Kenny Cooper
Affiant

Subscribed and sworn to before me this 7 day of January, 2000.

Notary Public

My Commission Expires: May 27, 2001

For and in Consideration of the sum of FORTY NINE THOUSAND-SIX HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Nancy McGill as Administratrix of the Estate of Lillie Mai Sherrer, 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. 422 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 5431, page 293, 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 Lillie Mai Sherrer by Warranty deed from Retirement Housing Services, Inc. a Tennessee corporation, of record in Deed Book 5536, Page 553, Register's Office for Davidson County, Tennessee. On December 22, 1999, the Probate Court for Dickson County, Tennessee, entered an order approving of the sale of this property and directing the Administratix to convey all right, title and interest in the property to Deer Lake Retirement Association, Inc. Lillie Mai Sherrer and Lillie Mai Batey Sherrer are one and the same person and is the decedent and is also the Grantee in the previous conveyance of this property.

This is improved property, known as 422 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, Nancy McGill, as Administratrix of the Estate of Lillie Mai Sherrer, do represent to Deer Lake Retirement Association, Inc., that the estate is lawfully seized and possessed of the above described land in fee simple; that it has a good right to convey it, and the same is unencumbered, except as described herein.

I, Nancy McGill, as Administratrix of the Estate of Lillie Mai Sherrer, deceased, do represent to Deer Lake Retirement Association, Inc., that I have never resided at this property and that it has never been used as marital property by anyone and that no marital rights of any kind have attached to this property.

There were and are no debts or claims against the estate of Lillie Mai Sherrer which are or would be payable from the real property described above, whether or not such claims have been filed in the court of Dickson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estate of Lillie Mai Sherrer 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 Lillie Mai Sherrer which are payable from the real property described above.

I, Nancy McGill, as Administratrix of the Estate of Lillie Mai Sherrer, do bind the estate, its 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 10 day of January, 2000.

Nancy McGill, Administratrix
of the Estate of Lillie Mai Sherrer

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 Nancy McGill, as Administratrix of the Estate of Lillie Mai Sherrer, 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 in her representative capacity as Administratrix of the Estate of Lillie Mai Sherrer.

Witness my hand and official seal at Nashville, Tennessee this 10 day of January, 2000.



NOTARY PUBLIC

My Commission Expires: May 27, 2001