Map: 142-03-0-A

Parcel: 307.00

Davidson County DEEDWARR
Recvd: 04/27/01 14:46 4pgs
Fees:19.00 Taxes:199.80
20010427-0042747

WARRANTY DEED

Address of New Owner(s)
Eunice M. Jackson
307 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 $54,000.00.

Eunice M Jackson
Affiant

Subscribed and sworn to before me this 24 day of April, 2001.

Notary Public

My Commission Expires: March 26, 2005

For and in Consideration of the sum of FIFTY FOUR THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Rita Marie Pool Armistead, William Thomas Pool and Ruth P. Moore, the only heirs at law of Grace Shanley Pool, deceased, have bargained and sold, and by these presents do transfer and convey to Eunice M. Jackson, unmarried, her 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. 307 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 5305, Page 298, 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 Grace Shanley Pool by Warranty Deed from Retirement Housing Services, a partnership, of record in Deed Book 5326, Page 112, Register's Office for Davidson County, Tennessee. Grace Shanley Pool passed away, unmarried. Grantors are the children and only heirs at law of Grace Shanley Pool. Affidavits of Heirship are being recorded with the said Register's Office contemporaneously with this Warranty Deed.

This is improved property, known as 307 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 Eunice M. Jackson, her heirs and assigns, forever.

Grantors represent to Eunice M. Jackson that they are lawfully seized and possessed of the above described property in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

There were and are no debts or claims against the estate of Grace Shanley Pool 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 Grace Shanley Pool 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 Grace Shanley Pool which are payable from the real property described above.

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

Grantors bind themselves, their heirs and assigns, to warrant and forever defend the title to the above described land to Eunice M. Jackson, her heirs and assigns, against the lawful claims of all persons.

Witness this 24 day of April, 2001.

Rita Marie Pool Armistead

Rita Marie Pool Armistead

STATE OF ~~FLORIDA~~ Georgia)
)
COUNTY OF Fulton)

Before me, Susan Brands, a Notary Public of the above State and County, personally appeared Rita Marie Pool Armistead with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be one of the within named bargainors, and that she executed the foregoing instrument for the purpose therein contained, by signing her name below.

Witness my hand and official seal at Roswell, Georgia, ~~Florida~~ this 22 day of April, 2001.

SUSAN BRANDS NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES AUG 6 2002

NOTARY PUBLIC

My Commission Expires: 8/6/02

Witness this 17th day of April, 2001.

Ruth P. Moore

Ruth P. Moore

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the above State and County, personally appeared Ruth P. Moore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be one of the within named bargainors, and that she executed the foregoing instrument for the purpose therein contained, by signing her name below.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 26, 2005

Witness this 17 day of April, 2001.

William T Pool
William Thomas Pool

STATE OF SOUTH CAROLINA)
)
COUNTY OF Anderson)

Before me, Michelle Freeman a Notary Public of the above State and County, personally appeared William Thomas Pool with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be one of the within named bargainors, and that he executed the foregoing instrument for the purpose therein contained, by signing his name below.

Witness my hand and official seal at Anderson, South Carolina this 17th day of April, 2001.

Michelle B. Freeman
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 6, 2009

MICHELLE FREEMAN
NOTARY
PUBLIC
SOUTH CAROLINA