37
JWG

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Janice Brown Allen and Nancy Brown Allen, JTROS 315 Deer Lake Drive Nashville, TN 37221	Map 142-e A Par. 315	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JWG) 414 Union Street, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, George T. Guthrie, Sr. (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to Janice Brown Allen and Nancy Brown Allen, as joint tenants with right of survivorship (the "Grantees"), Grantees' successors and assigns, Grantor's entire right, title, and interest in and to certain real property in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 315 Deer Lake Drive, Nashville, Davidson County, Tennessee 37221.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11 day of June, 2001.

George T. Guthrie

Davidson County DEEDQC
Recvd: 06/14/01 15:34 3pgs
Fees:14.00 Taxes:0.00
20010614-0063162

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-0-.

George Thomson Guthrie
Affiant

Subscribed and sworn to before me this 11th day of June, 2001.

George T. Guthrie
Notary Public
My Commission Expires: 12/27/2004

NOTARY PUBLIC
DAVIDSON COUNTY, TN

723004 v1
110233-000 06/01/01

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, GEORGE T. GUTHRIE, JR., Notary Public, George T. Guthrie, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of JUNE 2001.

George T. Guthrie

Notary Public
My Commission Expires: 11/27/2004

723004 v1
110233-000 06/01/01

EXHIBIT A

Unit No. 315 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, Pages 82 through 118 of 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, By-Laws and the Rules and Regulations adopted pursuant to the By-Laws 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 By-Laws. 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 By-Laws.

This is improved property known as 315 Deer Lake Drive, Nashville, Tennessee, as conveyed to George T. Guthrie, Sr. from Harry M. Rowland, Partner, Retirement Housing Services, by deed of record in Book 5368, page 488, Register's Office for Davidson County, Tennessee.