Davidson County DEEDWARR
Recvd: 06/15/01 11:07 2pgs
Fees:11.00 Taxes:189.44

20010615-0063466

Map: 142-03-0-A

Parcel: 310.00

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 $51,200.00.

Affiant

Subscribed and sworn to before me this 12 day of June, 2001.

Notary Public

My Commission Expires: March 26, 2005

For and in Consideration of the sum of FIFTY ONE THOUSAND, TWO HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Paul M. Horan and Linda C. Horan, as Trustees of the Hanna Family Trust, 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. 310 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 5270, Page 95, 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 Loren C. Hanna and his wife, Claire E. Hanna, by deed from Retirement Housing Services, a partnership of record in Book 5333, page 578, Register's Office for Davidson County, Tennessee. Loren C. Hanna died June 8, 1999 and Claire E. Hanna became sole owner by operation of law. Claire E. Hanna died December 23, 2000. Her Last Will and Testament was admitted to probate and her estate was administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, docket number 01P-844. The sole residuary beneficiary was the Hanna Family Trust, created November 15th, 1990. The Trust was amended November 10th, 1995 to provide that Paul M. Horan and Linda C. Horan serve as Co-Trustees.

This is improved property, known as 310 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.

We, Paul M. Horan and Linda C. Horan, Trustees, do represent to Deer Lake Retirement Association, Inc., that the Hanna Family Trust is lawfully seized and possessed of the above described land in fee simple; that we, as Trustees, have a good right to convey it, and the same is unencumbered, except as described herein.

We, Paul M. Horan and Linda C. Horan, Trustees, do bind ourselves, as Trustees, our successors and assigns, 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 12 day of June, 2001.

HANNA FAMILY TRUST

By: Loren C. Horan, Trustee
Paul M. Horan, Trustee

By: Linda C. Horan, Trustee
Linda C. Horan, Trustee

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 Paul M. Horan and Linda C. Horan, as Trustees of the Hanna Family Trust, 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 in their representative capacities as Trustees, for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 12 day of June, 2001.

NOTARY PUBLIC

My Commission Expires: March 26, 2005