Map: 142-03-0-A

Parcel: 395.00

WARRANTY DEED

ADDRESS OF NEW OWNER

Rollo E. and Marcella Harders
395 Deer Lake Drive
Nashville, Tennessee 37221

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 $65,000.00.

Stephen M Callahan
Affiant

Subscribed and sworn to before me this 27th day of November, 2001.

Notary Public

My Commission Expires: March 24, 2005

Davidson County DEEDWARR
Recvd: 12/06/01 13:23 3pgs
Fees:18.00 Taxes:240.50
20011206-0134516

For and in Consideration of the sum of SIXTY FIVETHOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Jeffrey M. Callahan and Stephen M. Callahan, sole heirs at law of our father, Thomas F. Callahan, deceased, have bargained and sold, and by these presents do transfer and convey to Rollo E. Harders, Marcella Harders and Melvin S. Harders, as joint tenants with a right of survivorship, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 395 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 5589, Page 949, 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 Thomas F. Callahan, unmarried from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, by Warranty Deed, of record ~~in Deed Book~~ as instrument number 20001027, ~~Page~~ 0106602, Register's Office for Davidson County, Tennessee. Thomas F. Callahan having since died, unmarried and no formal estate administration was necessary. Jeffrey M. Callahan and Stephen M. Callahan are the only two children of Thomas F. Callahan and are the sole heirs at law of Thomas F. Callahan.

This is improved property, known as 395 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.

There were and are no debts or claims against the estate of Thomas F. Callahan 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 Thomas F. Callahan 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 Thomas F. Callahan which are payable from the real property described above.

We, Jeffrey M. Callahan and Stephen M. Callahan, sole heirs at law of our father, Thomas F. Callahan, do represent to Rollo E. Harders, Marcella Harders and Melvin S. Harders, 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 further represent to Rollo E. Harders, Marcella Harders and Melvin S. Harders that this property has never been used as marital property and no marital rights have attached to it.

We, Jeffrey M. Callahan and Stephen M. Callahan, sole heirs at law of our father, Thomas F. Callahan, do bind ourselves, our successors, assigns, heirs and representatives, to warrant and forever defend the title to the above described land to Rollo E. Harders, Marcella Harders and Melvin S. Harders their heirs and assigns, against the lawful claims of all persons.

Witness this 27 day of November, 2001.

JEFFREY M. CALLAHAN

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 Jeffrey M. Callahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 27th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: March 26, 2005

Stephen M Callahan
STEPHEN M. CALLAHAN

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 Stephen M. Callahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 29 day of November, 2001.

J. Terry Price
NOTARY PUBLIC

My Commission Expires: March 26, 2005