Davidson County DEEDWARR
Recvd: 05/20/02 15:34 3pgs
Fees:18.00 Taxes:209.05

20020520-0061624

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:
February 22, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2002.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley A. Geier	Global Lending Corp.	142-3A-37co
(NAME) 371 Deer Lake Dr.	(NAME) 539 Turtle Creek S. Dr. #12	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Indianapolis, IN 46221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE ESTATE OF PETER J. BLACK, MICHAEL DAVID BLACK AND ROSALIE MARIE SHULENBERGER, CO-CONSERVATORS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHIRLEY A. GEIER,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTION

This instrument is executed on behalf of Carmella Angela Schwingel Labahn and Kathleen Agnes Merkelis Sequich by Michael David Black as Attorney in Fact pursuant to Power of Attorneys being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein in reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 371 Deer Lake Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of May, 2002

Estate of Peter J. Black:

by Michael David Black, Co-Conservator

by Rosalie Marie Shulenberger, Co-Conservator

Carmella Angela Schwingel Labahn, by her Attorney in Fact, Michael David Black

BY HER ATTORNEY IN FACT

Kathleen Agnes Merkelis Sequich, by her Attorney in Fact, Michael David Black

BY HER ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael David Black and Rosalie Marie Shulenberger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 16th day of May, 2002

Commission expires: 3/10/2003

PUBLIC AT LARGE WILLIAMSON COUNTY TENN

Brenda L Behman
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Michael David Black, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Carmella Angela Schwingel Labahn and Kathleen Agnes Merkelis Sequich, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Carmella Angela Schwingel Labahn and Kathleen Agnes Merkelis Sequich. WITNESS my hand and Notarial Seal this 16th day of May, 2002.

My Commission Expires 3/10/2003

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

Brenda L Behman
Notary Public

EXHIBIT A

Unit No. 371 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, and as amended in Book 5050, Pages 62 and 63, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, Pages 529 through Pages 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.

Being the same property conveyed to Peter J. Black and wife Rose M. Black by deed from Retirement Housing Services, Inc. of record in Book 5735, Page 368, Register's Office for Davidson County, TN. The said Peter J. Black and Rose M. Black having since died. The Said Rose M. Black having predeceased Peter J. Black. The said Peter J. Black died Testate. The Last Will & Testament of Peter Joseph Black of record with The Seventh Circuit Court for Davidson County, Tennessee, Probate Division docket 02P-485.