Map: 142-03-0-A
Parcel: 367.00

# WARRANTY DEED

Address of New Owner(s)
Cheryl D. Baird
367 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

Davidson County DEEDWARR
Recvd: 08/22/02 15:38 3pgs
Fees:18.00 Taxes:207.20
20020822-0101804

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $56,000.00.

Affiant

Subscribed and sworn to before me this 16 day of August, 2002.

Notary Public

My Commission Expires: March 26, 2005

For and in Consideration of the sum of FIFTY-SIX THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Parham P. O'Briant and Nancy O. Briant, ("Grantors"), have bargained and sold, and by these presents does transfer and convey to Cheryl D. Baird 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. 367 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 5352, page 431, 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 Ethel G. O'Briant, a widow, and Parham P. O'Briant and Nancy O. Burke by Warranty Deed from Deer Lake Retirement Association, Inc., of record in Book 5932, Page 486, Register's Office for Davidson County, Tennessee. The said Ethel G. O'Briant having since died Her interest in the property was devised to Parham P. O'Briant and Nancy O. Burke pursuant to the Will of record 10039, Page 712, said Register's Office, and Will book 193, page 719, Probate Court for Davidson County, Tennessee.

This is improved property, known as 367 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 Cheryl D. Baird, her heirs and assigns, forever.

Grantors represent to Cheryl D. Baird 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.

Grantors represent to Cheryl D. Baird that this property has never been used as marital property and that no marital rights of any kind have attached to this property.

Grantors bind themselves, their successors and assigns, heirs and representatives to warrant and forever defend the title to the above described land to Cheryl D. Baird, her heirs and assigns, against the lawful claims of all persons.

Witness this 16 day of August, 2002.

Parham P O'Briant
PARHAM P. O'BRIANT

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 Parham P. O'Briant, 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 16 day of August, 2002.

NOTARY PUBLIC

My Commission Expires: March 26, 2005

Witness this 16 day of August, 2002.

Nancy O. Burke
NANCY O. BURKE

STATE OF WEST VIRGINIA )
)
COUNTY OF Berkeley )

Personally appeared before me, Nancy O Burke, a Notary Public in and for the above County and State, the within named Nancy O. Burke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes stated above.

Witness my hand and official seal at Jefferson Security Bank, West Virginia this 15th day of August, 2002.

Tammy L Molier
NOTARY PUBLIC

My Commission Expires: 01/24/2012

OFFICIAL SEAL
NOTARY PUBLIC - STATE OF WV
TAMMY L. MOLIER
77 MADEIRA DRIVE
MARTINSBURG, WV 25401
My Commission Expires Jan. 24, 2012