Map: 142-03-0-A
Parcel: 369.00

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/02 11:01 3pgs
Fees:18.00 Taxes:183.52
20021121-0144754

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 $49,600.00

C Kenny Cooper
Affiant

Subscribed and sworn to before me this 18 day of November, 2002.

Notary Public

My Commission Expires: March 26, 2005

For and in Consideration of the sum of FORTY NINE THOUSAND, SIX HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Russell Axson Houser and Donald F. Houser, Jr., 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. 369 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, 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 Donald F. Houser and his wife, Nell A. Houser, by Warranty deed from Retirement Housing Services, of record in Deed Book 5462, Page 274, Register's Office for Davidson County, Tennessee. The sad Donald F. Houser having predeceased his wife, Nell A. Houser leaving Nell A. Houser as the surviving tenant by the entirety. Nell A. Houser died September 28, 1999 her will being probated for muniment of title as Case Number 02P-1336 of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said will devised the subject property to Donald F. Houser, Jr., and Russell Axson Houser.

This is improved property, known as 369 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 estates of Donald F. Houser or Nell A. Houser 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 estates of Donald F. Houser or Nell A. Houser which constitute a claim or lien against the property described above. There were and are no Tennessee inheritance taxes due by reason of the deaths of Donald F. Houser or Nell A. Houser which are payable from the real property described above.

Grantors represent to Deer Lake Retirement Association, Inc., that they 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.

Grantors represent to Deer Lake Retirement Association, Inc., that they have never resided at this property and that it 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, assigns, heirs 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 11th day of November, 2002.

Russell Axson Houser

Russell Axson Houser

STATE OF GEORGIA)
COUNTY OF Gwinett)

Personally appeared before me, Barbara Greene-Yates, a Notary Public in and for the above County and State, the within named Russell Axson Houser, 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 Alpharetta, Georgia, this 11th day of November, 2002.

Barbara Greene-Yates

NOTARY PUBLIC

My Commission Expires: 11/2003

Witness this 15th day of November, 2002.

Donald F. Houser, Jr.

STATE OF CALIFORNIA)
)
COUNTY OF Sacramento)

Personally appeared before me, Beth Vos, a Notary Public in and for the above County and State, the within named Donald F. Houser, Jr., 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 Sacramento, California this 15th day of November, 2002.

Beth Vos
NOTARY PUBLIC

My Commission Expires: March 29, 2003

BETH VOS
Commission # 1212149
Notary Public - California
Sacramento County
My Comm. Expires Mar 29, 2003