This Instrument prepared by:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TN 37027

Davidson County DEEDQC
Recvd: 06/03/04 14:32 6pgs
Fees:32.00 Taxes:0.00
20040603-0065522

AFFIDAVIT

The Quit Claim Deed that we have provided is the best available original. The Quit Claim was executed on the 12th and 14th of May. The following are the Grantor(s) and Grantee named on the Quit Claim Deed.

Grantor(s): George L. Chappell, Patricia Franklin Chappell, Deborah C. Amos and Michael Phillip Chappell

Grantee: Patricia Franklin Chappell

Exhibit "A"

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 385 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 539 AND IN BYLAWS OF DEER LAKE RETIREMENT COMMUNITY OF RECORD IN BOOK 5141, PAGES 82 THROUGH 118 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE. FOR 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 REGULATIONS ADOPTED PURSUANT TO THE BYLAWS ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART THEREOF 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 OBLIGATIONS TO PAY MONTLY ASSESSMENTS FOR THE MAINTENANCE AND OPERATIONS OF DEER LAKE RETIREMENT COMMUNITY IN ACCORDANCE WITH THE MASTER DEED AND BYLAWS. THE PURCHASERS FURTHER SPECIFICALLY ACKNOWLEDGE THAT THEIR RIGHT TO TRANSER OWNERSHIP OF THE ABOVE DESCRIBED APARTMENT UNIT OR TO LEASE SAID UNIT IS IN THE MASTER DEED AND BYLAWS.

THIS BEING THE SAME PROPERTY CONVEYED TO GEORGE L. CHAPPELL, PATRICIA FRANKLIN CHAPPELL, DEBORAH C. AMOS AND MICHAEL PHILLIP CHAPPEL BY WARRANTY DEED OF JOHN N. RIGGINS AND WIFE, HEATHER A. RIGGINS DATED JUNE 17, 1999 AND RECORDED JUNE 29, 1999 IN BOOK 11547, PAGE 795, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONSUMER TRUST TITLE & ESCROW, LLC

BY:_____
W. WILLIAM DAVIS, PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed and sworn before me, on this 2nd day of June, 2004.

_____
NOTARY PUBLIC

My commission expires:_____

JOEY SANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 20, 2006

This Instrument Was Prepared By:
Consumer Trust Title & Escrow, LLC
219 Ward Circle, Ste 3
Brentwood, TN 37027

QUITCLAIM DEED

FROM: GEORGE L. CHAPPELL, PATRICIA FRANKLIN CHAPPELL, DEBORAH C. AMOS AND MICHAEL PHILLIP CHAPPELL

TO: PATRICIA FRANKLIN CHAPPELL, UNMARRIED

SEND TAX BILLS TO:
PATRICIA FRANKLIN CHAPPELL
385 DEER LAKE DRIVE
NASHVILLE, TN 37221

MAP-PARCEL NUMBERS: 142-3-A-385 CO

STATE OF TENNESSEE
COUNTY OF Davidson

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005

The actual consideration or value, whichever is greater, for this transfer is $0.

Patricia F. Chappell
Affiant

Subscribed and sworn to before me, this the 14 day of May, 2004.

Notary Public
My Commission Expires:

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, WE, GEORGE L. CHAPPELL, PATRICIA FRANKLIN CHAPPELL, DEBORAH C. AMOS AND MICHAEL PHILLIP CHAPPELL, Grantor(s), do hereby quitclaim, and by these presents do transfer and convey all of our right(s), title, and interest unto PATRICIA FRANKLIN CHAPPELL, UNMARRIED, the said Grantee(s), in and to a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

K:re\deed.quit

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 385 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 5090, 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 539 AND IN BYLAWS OF DEER LAKE RETIREMENT COMMUNITY OF RECORD IN BOOK 5141, PAGES 82 THROUGH 118 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE. FOR 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 REGULATIONS ADOPTED PURSUANT TO THE BYLAWS ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART THEREOF, 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 OBLIGATIONS TO PAY MONTLY ASSESSMENTS FOR THE MAINTENANCE AND OPERATIONS 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 RETRICTIONS CONTAINED IN THE MASTER DEED AND BYLAWS.

THIS BEING THE SAME PROPERTY CONVEYED TO GEORGE L. CHAPPELL, PATRICIA FRANKLIN CHAPPELL, DEBORAH C. AMOS AND MICHAEL PHILLIP CHAPPEL BY WARRANTY DEED OF JOHN N. RIGGINS AND WIFE, HEATHER A. RIGGINS DATED JUNE 17, 1999 AND RECORDED JUNE 29, 1999 IN BOOK 11547, PAGE 795, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 385 DEER LAKE DRIVE NASHVILLE, TN 37221.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 12 day of May, 2004.

GEORGE L. CHAPPELL

PATRICIA FRANKLIN CHAPPELL

DEBORAH C. AMOS

MICHAEL PHILLIP CHAPPELL

K:re\deed.quit

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STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared GEORGE L. CHAPPELL, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as HIS free act and deed.

Witness my hand and seal this 12 day of May, 2004.

Notary Public

My Commission Expires: October 2, 2007

ZINA LOUISE JOHNSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared PATRICIA FRANKLIN CHAPPELL, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that She executed the same as HER free act and deed.

Witness my hand and seal this 14 day of May, 2004.

Notary Public

My Commission Expires:

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared DEBORAH C. AMOS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that She executed the same as HER free act and deed.

Witness my hand and seal this 14 day of May, 2004.

Notary Public

My Commission Expires:
K:re\deed.quit My Commission Expires May 30, 2007

KAREN G. BASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

Before me personally appeared MICHAEL PHILLIP CHAPPELL, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as HIS free act and deed.

Witness my hand and seal this 12th day of May, 2004.

Notary Public

My Commission Expires: October 21, 2007

CHRIS WITT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN