Map: 142-03-0-A
Parcel: 376.00

SPECIAL WARRANTY DEED

Address of New Owner(s)
Leta Van Hoose
376 Deer Lake Drive
Nashville, Tennessee 37221

Send Tax Bills To:

SAME

Davidson County DEEDWARR
Recvd: 11/12/04 15:10 3pgs
Fees:18.00 Taxes:277.50
20041112-0136474

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 $75,000.00.

Leta Van Hoose
Affiant

Subscribed and sworn to before me this 10 day of November, 2004.

J. TERRY PRICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires: March 26, 2005

For and in Consideration of the sum of SEVENTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Faye A. Senney Boslett and Gayle L. Senney Martin, ("Grantors"), have bargained and sold, and by these presents do transfer and convey to Leta Van Hoose, unmarried, 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. 376 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 5421, page 612, 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 June A. Senney, unmarried by warranty deed of record as Instrument number 20040408-0040472, Register's Office for Davidson County,

Tennessee. June A. Senney died testate on July 21, 2004 and her estate was administered in the Chancery Court for Williamson County, Tennessee, docket number P043746. Faye A. Senney Boslett and Gayle L. Senney Martin are the daughters of June A. Senney and were the sole residuary beneficiaries under the will of June A. Senney as well as the sole heirs at law of June A. Senney.

This is improved property, known as 376 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 Leta Van Hoose, her heirs and assigns, forever.

This conveyance is subject to all existing building restrictions and/or zoning ordinances, all easements, limitations, and requirements as may appear of record, and all provisions of the applicable master deed, bylaws, condominium covenants and restrictions, and related horizontal property regime documentation, the "Condominium Documents."

Grantors represent to Leta Van Hoose 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.

There were and are no debts or claims against the estates of June A. Senney which are or would be payable from the real property described above, whether or not such claims have been filed in the Chancery Court of Williamson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estate of June A. Senney 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 June A. Senney which are payable from the real property described above. Grantors represent to Leta Van Hoose that this property has never been used as marital property and that no marital rights of any kind have attached to this property.

Grantors covenant that they are seized and possessed of the above described property, and have the right to convey it, and Grantors do hereby bind themselves, their successors and representatives, to warrant and forever defend all and singular the Subject Property unto the Leta Van Hoose, their heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantors, but not otherwise.

Witness this 10 day of November, 2004.

Gayle L. Senney Martin
Gayle L. Senney Martin

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 Gayle L. Senney Martin, 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 Nashville, Tennessee this 10 day of November, 2004.

J. TERRY PRICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: March 26, 2006

Faye A. Senney Boslett

Faye A. Senney Boslett

STATE OF OHIO)
COUNTY OF CUYAHOGA)

Personally appeared before me, Dorlesta L. Nichols, a Notary Public in and for the above County and State, the within named Faye A. Senney Boslett, 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 Cleveland, Ohio this 5th day of November, 2004.

Dorlesta L. Nichols

NOTARY PUBLIC

My Commission Expires: October 18, 2009

