Davidson County DEEDWARR
Recvd: 07/22/05 09:46 2 pgs
Fees:13.00 Taxes:240.50
20050722-0085432

Box 56 Record 1st

Map: 142-03-0-A
Parcel: 320.00

WARRANTY DEED

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 $65,000.00.

Affiant

Subscribed and sworn to before me this 19 day of July, 2005.

Notary Public

My Commission Expires: March 26, 2009

J. TERRY PRICE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For and in Consideration of the sum of SIXTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Marcy Hardee and Alan Hardee, as Co-Trustees under the Will of Mary L. Chenault, 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. 320 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 5298, page 717, 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 Mary L. Chenault, unmarried, by Warranty Deed of record as Instrument number 20010102-0000207, said Register's Office. Mary L. Chenault has since died and her estate administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, docket number 05 P-152. In her will, Mary L. Chenault gave all of her real estate to Marcy Hardee and Alan Hardee, as trustees for the benefit of Mary Jennings Hardee and Alan Linden Hardee.

This is improved property, known as 320 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.

Marcy Hardee and Alan Hardee, as Co-Trustees, represent to Deer Lake Retirement Association, Inc., that the trust is lawfully seized and possessed of the above described land in fee simple; as trustees, they have a good right to convey it, and the same is unencumbered, except as described herein.

Marcy Hardee and Alan Hardee, as Co-Trustees, represent to Deer Lake Retirement Association, Inc., that this property has not been used as marital property and no marital rights of any kind have attached to this property.

Marcy Hardee and Alan Hardee, as Co-Trustees, binds the trust, its successors, assigns, beneficiaries 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 19 day of July, 2005.

MARCY HARDEE, Co-Trustee
Under the Will of Mary L. Chenault

ALAN HARDEE, Co-Trustee
Under the Will of Mary L. Chenault

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Erlene Lee Hamlin, a Notary Public in and for the above County and State, the within named Marcy Hardee and Alan Hardee with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument, in their representative capacity as Co-Trustees, for the purposes stated above.

Witness my hand and official seal at Nashville, Tennessee this 19th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: _____

ERLENE LEE HAMLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007