GSR+M
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31-B

Davidson County DEEDWARR
Recvd: 08/17/05 13:31 2 pgs
Fees:13.00 Taxes:214.60

20050817-0097685

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $58,000.00. Melissa Carolan Affiant Subscribed and sworn to before me, this 16th day of August, 2005. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Melissa Carolan
4100 Scenic Village Dr.
Peagram, TN 37143

Send Tax Bills To:
Natl City Bank of Indiana
PO Box 8800
Dayton OH 45401

Map-Parcel Number:
142-03-0-A 382.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOUISE O. HESTER**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MELISSA CAROLAN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 382 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 19, as amended in Book 5050, pages 62 and 63, and Book 5589, page 949, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 5097, pages 529 through 539, and in By-Laws of Deer Lake Retirement Association, Inc., of record in Book 7556, pages 354, in the Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Louise O. Hester by deed from Eva J. Williams and Mary M. DeMardes, of record as Instrument No. 20050315-0028243, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5050, pages 28 and 29, as amended in Book 5050, pages 62 and 63, and Book 5589, page 949, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 5097, pages 529 through 539, Register's Office for said County. By-Laws of record in Book 7556, page 354, said Register's Office.

4. Agreement for dedication of easement for water line of record in Book 7542, page 230, said Register's Office.

This is improved property known as 382 Deer Lake Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of August, 2005.

Louise O. Hester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOUISE O. HESTER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 2005.

Notary Public

My Commission Expires: _____

GEORGE CRAIG WALKER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007