Map: 142-03-0-A
Parcel: 431.00

# WARRANTY DEED

**ADDRESS OF NEW OWNER**
Joyce W. Duke
431 Deer Lake Drive
Nashville, Tennessee 37221

**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

Return to

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $79,000.00

Affiant

Subscribed and sworn to before me this 13 day of April, 2006.

Notary Public

My Commission Expires: March 23, 2009

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

For and in Consideration of the sum of SEVENTY-NINE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Sally A. McDowell, unmarried, have bargained and sold, and by these presents do transfer and convey to Joyce W. Duke, unmarried, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 431 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 5589, Page 946, 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.

Davidson County DEEDWARR
Recvd: 04/18/06 14:02 2 pgs
Fees:13.00 Taxes:292.30
20060418-0044338

Being the same property conveyed to Sally A. McDowell, by Warranty deed from Deer Lake Retirement Association, Inc., of record as Instrument Number 20020620-0074463, Register's Office for Davidson County, Tennessee.

This is improved property, known as 431 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 Joyce W. Duke, her heirs and assigns, forever.

I, Sally A. McDowell, do represent to Joyce W. Duke that I am 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.

I, Sally A. McDowell, do represent to Joyce W. Duke that the property has never been used as marital property and that no marital rights of any kind have attached to this property.

I, Sally A. McDowell, do bind myself, my heirs, assigns, and representatives, to warrant and forever defend the title to the above described land to Joyce W. Duke, her heirs and assigns, against the lawful claims of all persons.

Witness this 13 day of April, 2006.

Sally A. McDowell

Sally A. McDowell

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 Sally A. McDowell, 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 13 day of APRIL, 2006.

J. Terry Price

NOTARY PUBLIC

My Commission Expires: MAY 23, 2009

J. TERRY PRICE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN