File Box 30

Davidson County DEEDWARR
Recvd: 08/23/06 08:46 2 pgs
Fees:13.00 Taxes:221.63

20060823-0103613

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $59,900.00.

Subsribed and sworn before me this the 16th day of August, 2006.

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

(Affix Seal)

Madelaine Gaffney
Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600547
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Madelaine Gaffney
342 Deerlake Drive
Nashille, TN 37221

Send tax bills to:
Countrywide Home Loans, Inc.
2021 N. Gallatin Road, Suite 28
Madison, TN 37115

Map 142-3-A Parcel 342CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Margaret Thomas Whittemore

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Madelaine Gaffney, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee more particularly described as follows: Unit No. 342 in Deer Lake Retirement Community, a horizontal property regime located on Ricks Road at Highway 70 South, Nashville, Davidson County, Tennessee as shown on the Plat of Deer Lake Retirement Community recorded 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 page 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, pages 82 through 118 of 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, By-Laws and the Rules and Regulations adopted pursuant to the By-Laws 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 By-Laws. 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 By-Laws.

Being all of the same property conveyed to Margaret Thomas Whittemore by Warranty Deed dated September 1, 1978 of record in Book 5336, page 400, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 342 Deerlake Drive, Nashille, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 16th day of August, 2006.

Margaret Thomas Whittemore, by
Louis N. Farringer Jr. Attorney In Fact

Margaret Thomas Whittemore
By Louis N. Farringer, Jr., Attorney In Fact

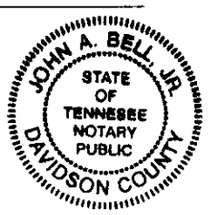
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of August, 2006, before me personally appeared Louis N. Farringer, Jr. to me known to be the person who executed the foregoing instrument as the Attorney In Fact for Margaret Thomas Whittemore and acknowledged that he executed the same as the free act and deed of said Margaret Thomas Whittemore.

Witness my hand and official seal, this 16th day of August, 2006.

My commission expires: _____

Notary Public



John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010