RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 06/08/07 12:25 2 pgs Fees:13.00 Taxes:185.00 20070608-0068894

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008790

MAP-PARCEL NO: 142-03-0-A-388.00 CO

Send Tax Statements To:
GreenBank
130 Concord Rd.
Knoxville, TN
37934

Name/Address New Owner:
Lawrence T. Robinson
388 Deer Lake Drive
Nashville, TN 37221

Name of Mortgagee:
GreenBank

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DWAYNE B. ZIMMER and wife, MARY S. ZIMMER**, have bargained and sold and by these presents do transfer and convey unto **LAWRENCE T. ROBINSON, unmarried,** his heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 388 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee 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, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, pages 529 through 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 the same property conveyed to Tennessee Baptist Adult Homes, Inc. by deed from Retirement Housing Services, Inc., of record in Book 7443, page 321, dated December 7, 2987, Register's Office for Davidson County, Tennessee. See Quitclaim Deed from Tennessee Baptist Adult Homes, Inc. to Dwayne B. Zimmer and wife, Mary S. Zimmer, of record in Instrument No. 20070608-0068893 **, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2007 Davidson County property taxes are a lien, but are not yet due and payable.

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

3. Right-of-way easement granted to Harpeth Valley Utilities as contained in Book 6420, page 638, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Water line easement of record in Book 7542, page 230, Register's Office for Davidson County, Tennessee.

5. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed as defined in by statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603.

6. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is 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 building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 5097, page 529, Register's Office for Davidson County, Tennessee.

7. Bylaw of record in Book 7556, page 354, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 6th day of June, 2007.

Dwayne B Zimmer
DWAYNE B. ZIMMER

Mary S Zimmer
MARY S. ZIMMER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DWAYNE B. ZIMMER and MARY S. ZIMMER**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 6th day of June, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $350,000.00.

Affiant

SWORN TO and subscribed before me on this 6th day of June, 2007.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN