THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 7675

Davidson County DEEDWARR
Recvd: 08/27/07 08:45 2 pgs
Fees:13.00 Taxes:210.90
20070827-0102021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY SEVEN THOUSAND AND 00/100 ($57,000.00) DOLLARS, cash in hand paid by WALTER A. GURECKI and BILLY JACK WHITLEY, receipt of which is hereby acknowledged, it, DEER LAKE RETIREMENT ASSOCIATION, INC., a Tennessee non-profit corporation, has bargained and sold, and by these presents does transfer and convey unto the said WALTER A. GURECKI and BILLY JACK WHITLEY, as joint tenants with right of survivorship, their heirs and assigns, a certain tract or parcel of land as follows:

> Unit No. 451 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community of record in Book 5050, Pages 28 and 29; as amended in Book 5050, Pages 62 and 63; and described in Master Deed of record in Book 5097, Pages 529 through 539; and in Bylaws of Deer Lake Retirement Association, Inc. of record in Book 7556, Page 354, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Deer Lake Retirement Association, Inc., a Tennessee non-profit corporation, by deed from Louise Justice Brooks, unmarried, dated August 1, 2007, and of record at Instrument Number 20070806-0093107, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions and reservations as set forth in the By-Laws of Deer Lake Retirement Association, Inc., of record in Book 5141, Page 82; as amended in Book 5154, Page 834 and Book 5168, Page 668; and as repealed and replaced in Book 7556, Page 354, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions and reservations and certain options as set forth in Master Deed Establishing a Horizontal Property Regime for Deerlake Retirement Community of record in Book 5097, Pages 529-539, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on plat of record in Book 5050, Pages 28-29; as amended in Book 5050, Pages 62-63, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 451 Deer Lake Drive, Nashville, Tennessee 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 WALTER A. GURECKI and BILLY JACK WHITLEY, their heirs and assigns, forever. And it does covenant with the said WALTER A. GURECKI and BILLY JACK WHITLEY, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unincumbered except for 2007 Davidson County property taxes

which have been prorated and will be paid by Grantees. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said WALTER A. GURECKI and BILLY JACK WHITLEY, their heirs and assigns, against the lawful claims of all persons whomsoever.

DEER LAKE RETIREMENT ASSOCIATION, INC. has caused its corporate name to be hereto subscribed by its duly authorized officer this the 20th day of August, 2007.

DEER LAKE RETIREMENT ASSOCIATION, INC.

BY: _____
C. KENNY COOPER, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appears C. KENNY COOPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself to be the President of DEER LAKE RETIREMENT ASSOCIATION, INC., the within named bargainor, a Tennessee non-profit corporation, and that he as such officer executed the foregoing instrument for the purposes therin contained, by signing the name of the corporation by the said C. KENNY COOPER as President.

WITNESS MY HAND and official seal at office in said County this 20th day of August, 2007.

_____
NOTARY PUBLIC

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

My Commission Expires: May 23, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $57,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed to before me this 21st day of August, 2007.

_____
NOTARY PUBLIC

CHRISTY J. HORNBURGER
NOTARY PUBLIC AT LARGE
HUMPHREYS COUNTY, TN

My Commission Expires: 9-13-10

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Tax Map & Parcel ID: 142030A 45100C0

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. Walter A. Gurecki & Mr. Billy Jack Whitley
451 Deer Lake Drive
Nashville, TN 37221