This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P08-1244-D

Davidson County DEEDWARR
Recvd: 09/03/08 09:12 2 pg
Fees:13.00 Taxes:314.50
20080903-0089997

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Fred Lee Peterson
395 Deer Lake Drive, Unit 395
Nashville, TN 37221

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
John D. Blonshine, single

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Fred Lee Peterson and wife, Betty Jean Peterson

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 395 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 Book 5589, Page 949, in the Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Associations, Inc., of record in Book 7556, Page 354, in 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 and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim.

Subject to 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; and

Subject to restrictions on the right to transfer ownership of the above described apartment unit or to lease said unit as set out in the Master Deed and Bylaws.

Being the same property conveyed to John D. Blonshine, unmarried, by deed from Deer Lake Retirement Associations, Inc., a Tennessee non-profit corporation, dated April 24, 2008 and of record in Instrument Number 20080429-004375, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on Plat Book 5050, Pages 28 & 29 and Plat Book 5050, Pages 62 & 63, and amended in Book 589, Page 949, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to matters shown on restrictions, Master Deed and By-Laws **of record in Book 5097, Page 529 and Book 7556, Page 354, in the Register's Office of** Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 395 Deer Lake Drive Unit 395, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2008 Davidson Taxes which have been prorated and assumed by Grantee;

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 heirs and assigns forever; and we do covenant with the said Grantees that we are 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 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 heirs

and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of August, 2008.

John D. Blonshine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Blonshine, single, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of August, 2008.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2008.

Notary Public

My Commission Expires: May 8. 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Map: 142030A
Parcel: 395.00