Map: 142-03-0-A
Parcel: 359.00

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090060936 DEEDWARR
Recvd: 09/03/09 15:48 2 pgs
Fees:13.00 Taxes:251.60
20090903-0083324

ADDRESS OF NEW OWNER
Deer Lake Retirement Association, Inc.
P. O. Box 728
Brentwood, Tennessee 37024-0728

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $68,000.00.

Affiant

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

Subscribed and sworn to before me this 31 day of August, 2009.

Notary Public

My Commission Expires: March 4, 2013

For and in Consideration of the sum of SIXTY EIGHT THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Emery Garlon Crossno and Delma Jean Long, as brother and sister and sole heirs of Dora Crossno, deceased, have bargained and sold, and by these presents do transfer and convey to Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Unit No. 359 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, 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.

Being the same property conveyed to Dora Crossno, unmarried, by Warranty Deed in Deed Book 9327, page 34, Register's Office for Davidson County, Tennessee. Dora Crossno died, testate, but there was no need for a formal estate administration so her will was filed with the Probate Court for Davidson County, Tennessee. Dora Cross no was unmarried at the time of her death and Emery Garlon Crossno and Delma Jean Long are both the sole heirs at law of Dora Crossno and the sole residuary beneficiaries under the unprobated will. Affidavits of Heirship have from Grantors and from Rev. Ron Becton, a family friend, with the Register's Office for Davidson County, Tennessee beginning at Instrument number _____.

This is improved property, known as 359 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 Deer Lake Retirement Association, Inc., its successors and assigns, forever.

There were and are no debts or claims against the estate of Dora Crossno which are or would be payable from the real property described above, whether or not such claims have been filed in the court of Davidson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estate of Dora Crossno which constitute a claim or lien against the property described above. There were and are no Tennessee inheritance taxes due by reason of the death of Dora Crossno which are payable from the real property described above.

Grantors represent to Deer Lake Retirement Association, Inc., that they are 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.

Grantors represent to Deer Lake Retirement Association, Inc., that they have never resided at this property and that it has never been used as marital property and that no marital rights of any kind have attached to this property.

Grantors bind themselves, their successors, assigns, heirs and representatives, to warrant and forever defend the title to the above described land to Deer Lake Retirement Association, Inc., its successors and assigns, against the lawful claims of all persons.

Witness this 31 day of August, 2009.

Emery Garlon Crossno

Emery Garlon Crossno

Delma Jean Long

Delma Jean Long

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 Emery Garlon Crossno and Delma Jean Long 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 stated above.

Witness my hand and official seal at Nashville, Tennessee this 31 day of August, 2009.

NOTARY PUBLIC

My Commission Expires: March 4, 2013

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