Map: 142-03-0-A
Parcel: 353.00

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090087706 DEEDWARR
Recvd: 12/30/09 15:18 2 pgs
Fees:13.00 Taxes:236.80
20091230-0118653

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 $64,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of December, 2009.

TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: March 4, 2013

For and in Consideration of the sum of SIXTY FOUR THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Neil M. Wenger, as Executor of the Estate of Richard A. Walsh, 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. 353 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 RICHARD A. WALSH and his wife, MARY E. WALSH, as tenants in common and not as tenants by the entireties, by deed from DEER LAKE RETIREMENT ASSOCIATION, INC., of record as Book 8450, page 440, dated September 24, 1991, said Register's Office. The said Mary E. Walsh having since died. The decedent's half interest in the subject property being further conveyed to Richard A. Walsh by deed from Marjorie R. Hales, being the beneficiary of Mary E. Walsh's interest in the property, (Davidson County Probate Case #04P-1915), deed being of record as Instrument No. 20060519-0058718, said Register's Office. The said Richard A. Walsh having since died (Davidson County Probate Case #09P-1720.)

This is improved property, known as 353 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 Richard A. Walsh 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 Richard A. Walsh 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 Richard A. Walsh which are payable from the real property described above.

Grantor represents to Deer Lake Retirement Association, Inc., that the Estate of Richard A. Walsh is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor represents to Deer Lake Retirement Association, Inc., that he has never resided at this property and that since the death of Mary E. Walsh, it has never been used as marital property and that no marital rights of any kind have attached to this property.

Grantor binds himself, as Executor of the Estate of Richard A. Walsh, his 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 29 day of December, 2009.

ESTATE OF RICHARD A. WALSH

Neil M. Wenger, Executor

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 Neil M. Wenger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument, as Executor of the Estate of Richard A. Walsh, for the purposes stated above.

STATE OF TENNESSEE NOTARY PUBLIC

Witness my hand and official seal at Nashville, Tennessee this 29 day of December, 2009.

NOTARY PUBLIC

My Commission Expires: March 4, 2013