THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT2900-01

BILL GARRETT, Davidson County
Trans:T20120081483 DEEDQC
Recvd: 10/26/12 11:22 2 pgs
Fees:12.00 Taxes:0.00
20121026-0098335

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, BUFORD A. BATEY and MARY H. BATEY, as husband and wife, convey and quitclaim unto KEITH D. BATEY, a single person, his heirs and assigns, all of our right, title and interest in and to the following described real estate, to wit:

TRACT ONE: A certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 396 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 in 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 Association, 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.

Being the same property conveyed to Buford A. Batey and Mary H. Batey, as husband and wife, by deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation, dated March 9, 2009, and filed for record in Instrument Number 20090310-0021359 , in the Register's Office of Davidson County, Tennessee.

This conveyance is 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.

This conveyance is 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.

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

Unit No. 432 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 in Book 5589, Page 946, in the 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, 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, 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 purchaser 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 purchaser further specifically acknowledges that his 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 Buford A. Batey and Mary H. Batey, as husband and wife, by deed from Barbara Ruth Cowell, unmarried, dated May 14, 2012, and filed for record in Instrument Number 20120604-0048456, in the Register's Office of Davidson County, Tennessee.

WITNESS OUR HANDS, this 25 day of October, 2012.

Buford A Batey
BUFORD A. BATEY

Mary H. Batey
MARY H. BATEY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, BUFORD A. BATEY and wife, MARY H. BATEY, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 25 day of October, 2012.

AMANDA D. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

amanda anderson
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Buford A. Batey
AFFIANT

Subscribed and sworn before me this 25 day of October, 2012.

AMANDA D. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

amanda anderson
NOTARY PUBLIC

My Commission Expires: _____

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Map: 142-03-0-A
Parcel: 396 & 432

ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
KEITH D. BATEY
214 Old Hickory Blvd.
Bell Forest Condo #87
Nashville, TN 37221