Box 52

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,300.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Instr:200008010075670 Page: 1 OF 2
REC'D FOR REC 08/01/2000 9:18:37AM
RECORD FEE: $11.00
1. TAX: $0.00 T. TAX: $371.11

**THIS INSTRUMENT WAS PREPARED BY**

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JASON A. WILLIAMS (NAME) | GMAC MORTGAGE CORPORATION (NAME) | MAP 141-06-0-B |
| 8209 Coley Davis Road (ADDRESS) | P.O. BOX 963 (ADDRESS) | PARCEL 005CO |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | HORSHAM, PA 19044-0963 (CITY) (STATE) (ZIP) | |

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, WE, KARL E. HAURY, JR., MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASON A. WILLIAMS AND JESSICA USSERY, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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:

LAND in Davidson County, Tennessee, being Unit No. 105 of Poplar Ridge Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11322, Page 931, amended in Book 11662, Page 988, Book 11662, Page 993, Instr. 200002110014075, and Instr. 200006090057726, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Poplar Ridge Condominiums, as of record in Book 9700, Pages 829 and 830, said Register's Office, for a more complete identification and description of such unit.

BEING part of the same property conveyed to Karl E. Haury, Jr., by Quitclaim Deed from Sunflower Properties, a Tennessee General Partnership, of record in Book 10328, Page 259, and Book 11108, Page 746, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or

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unimproved ( )
This is improved ( X ) property, known as 8209 Coley Davis Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 26th day of July, 2000

Karl E. Haury, Jr.
KARL E. HAURY, JR.
By: Cynthia M. Andrews
Cynthia M. Andrews, Attorney-in-fact

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hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Poplar Ridge Condominiums, Register's Office for Davidson County, Tennessee, of record aforementioned; and this conveyance is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

"Subject property is NOT now or ever has been the principal place of residence of the Grantor herein."

THIS instrument is being executed in behalf of Karl E. Haury, Jr., pursuant to a Power of Attorney executed by same on the 21st day of July, 2000, and being filed for record simultaneously herewith.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 26th day of July, 2000, before me personally appeared Cynthia M. Andrews, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Karl E. Haury, Jr., married, and acknowledged that she executed the same as the free act and deed of the said Karl E. Haury, Jr.

Sharon L. Riney
Notary Public

My Commission Expires: May 28, 2003

