18B

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

This Instrument Prepared by Terrell R. Johnson
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

RNPC-00426

Davidson County DEEDWARR
Recvd: 05/15/01 14:32 3pgs
Fees:15.00 Taxes:375.55
20010515-0050300

WARRANTY DEED

THIS INDENTURE, made this 16 day of April, A.D., 2001, between **KAREN M. NOSS, a single person**, of the City of , State of , First Parties, and

AUDRA M. COOK, UNMARRIED----------,

of the City of NASHVILLE , State of TENNESSEE , Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100 ---------- ($ 10.00 ----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Unit No. 112 of Poplar Ridge Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee code Annotated, as established by a Master Deed, of record in Book 11322, page 931, amended in Book 11662, page 988 and Book 11662, page 993, 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, page 829 and 830, said Register's Office, for a more complete identification and description of such unit.

BEING the same premises which Karl E. Haury, Jr., by Deed dated January 18, 2000 and recorded January 19, 2000 in Davidson County, Tennessee as Instrument No. 200001190006096, granted and conveyed unto Karen M. Noss, a single person, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

Karen M. Noss (L.S.)
Karen M. Noss

_____(L.S.)

_____(L.S.)

STATE OF TENNESSEE }
COUNTY OF Davidson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State. **KAREN M. NOSS, a single person**, the within named bargainor, 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 therein contained.

Witness my hand and official seal at office, in Davidson County, this 11th day of April 2001

Notary Public

My Commission expires 5/25/2004

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER AUDRA M. COOK
ADDRESS 8193 COLEY DAVIS ROAD
NASHVILLE, TN 37221

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
COUNTRYWIDE HOME LOANS, INC.
ADDRESS 4500 PARK Granada, Calabasas, Ca 91302-1613

MAP 141-6, Group B, parcel 1200

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 101,500.00. Affiant Audra M. Cook
AUDRA M. COOK

Subscribed and sworn to before me this 11th day of May 2001

Notary Public

My Commission Expires May 30, 2004

DENISE C. ALLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2--1 and subsequent years, A LIEN, not yet due and payable (MAP 141-6, GP-B, PARCEL 12CO).

2. All matters as set forth on the Plan of record in Plat Book 9700, page 829 & 830, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Poplar Ridge Condominiums appended thereto, of record in Book 11322, page 931, Register's Office for DAVIDSON County, Tennessee, as corrected and amended in Correction and Amendment to Master Deed of record in Book 11662, page 988, said Register's Office, by Supplement and Amendment to Master Deed, of record in Book 11662, page 993, said Register's Office, by Supplement and Amendment to Master Deed, of record in Instrument No. 20000609057726, said Register's Office.

5. Charter of Poplar Ridge Condominium Homeowners Association, of record in Book 11322, page 924, said Register's Office.