Davidson County DEEDWARR
Recvd: 01/03/02 11:34 2pgs
Fees:13.00 Taxes:777.00

20020103-0000939

Box 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $210,000.00.

AFFIANT

Sworn to and subscribed before me this 31st day of December, 2001.

NOTARY PUBLIC My commission expires:

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

Map & Parcel No. 131-05-O-A-159.00 CO

Address of New Owner:
Ralph E. Knapp
900 19th Avenue South #102
Nashville, TN 37212

Send Tax Notices To:
Same.

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, BRYCE S. COOPER and wife, GEORGIA L. COOPER, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto RALPH E. KNAPP, an unmarried person, hereinafter referred to as Grantee, his heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 159 Jefferson Square, Nashville, TN 37215.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 4675, page 12, in the Register's Office for Davidson County, Tennessee; to Master Deed of record at Book 4731, page 332, in said register's office; and to the 2001 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said BRYCE S. COOPER and GEORGIA L. COOPER have hereunto set their signature, this 31st day of December, 2001.

BRYCE S. COOPER

GEORGIA L. COOPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRYCE S. COOPER and GEORGIA L. COOPER, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal at office this 31st day of December, 2001.

My commission expires: NOTARY PUBLIC

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Attachment "A": Legal Description.
Bryce S. Cooper and wife, Georgia L. Cooper.

A certain CONDOMINIUM APARTMENT in Davidson County, State of Tennessee, described as follows: to-wit:

Unit No. M-159, Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the plat of Jefferson Square, Section One, Condominium Apartments, recorded in Book 4675, page 12 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4731, page 332, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4731, page 341, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Bryce S. Cooper and wife, Georgia L. Cooper by deed from Rochford Realty and Construction Company, Inc., by John T. Rochford, III, President, dated September 15, 1989, recorded September 25, 1989, in Book 7945, page 37, Register's Office for Davidson County, Tennessee.

_____/_____
Initials