PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 42347
Dav. Co. Fire: Box 8

Davidson County DEEDWARR
Recvd: 05/01/01 14:39 2pgs
Fees:11.00 Taxes:702.63
20010501-0043930

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard William Chadwick V Laurie Lynn McClain 607 River Ridge Court Nashville, TN 37221	Countrywide Home Loans 750 Old Hickory Blvd., Suite 180 Brentwood, TN 37027

TAX MAP-PARCEL NUMBER: 141-15-B-23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 189,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth J. Kaplan and spouse, Dolores A. Kaplan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard William Chadwick V and spouse, Laurie Lynn McClain** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 291 on the Plan of Rolling River Estates Phase II resub of Lots 290 - 294, of record in Book 5210, page 180, Register's Office for said County.

SAID Lot No. 291 fronts 105.00 feet on the southwesterly margin of River Ridge Court and extends back 252.03 feet on the northwesterly line and 235.64 feet on the southeasterly line to a dead line in the rear measuring 50.00 feet thereon.

BEING the same property conveyed to Kenneth J. Kaplan and wife, Dolores A. Kaplan by deed from Allen Earps Builders, Inc. of record in Book 6320, page 8, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 20021, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 180, said Register's Office, which Plan shows a 30 foot minimum building setback line from River Ridge Court together with a designated building site and 10 foot foot easement for public utility and drainage purposes with an 8 inch sewer line lying therein along the rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 4788, page 950, Book 4871, page 640, Book 4892, page 679, Book 4892, page 689, Book 5214, page 933, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 607 River Ridge Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of April, 2001.

Kenneth J. Kaplan **Dolores A. Kaplan**

State of Tennessee
County of Davidson

On this 27th day of April, 2001, before me the undersigned authority, personally appeared **Kenneth J. Kaplan** and **Dolores A. Kaplan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 189,900.00

Affiant

Sworn and subscribed before me on the 27th day of April, 2001.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003