PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 43285
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/28/02 11:35 2pgs
Fees:13.00 Taxes:925.00
20020228-0025509

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven A. Majchrzak Karen M. Majchrzak 6655 Clearbrook Drive Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 129-10-80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aaron Caplan and wife, Marion D. Caplan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven A. Majchrzak and spouse, Karen M. Majchrzak** 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. 19 on the Plan of West Meade Park, Inc., Section 1, as of record in Book 2900, pages 103 and 104, Register's Office for said County. Said Lot No. 19, fronts 151 feet on the southerly side of Clearbrook Drive and runs back 239 feet on the northeasterly line and 188.3 feet on the southwesterly line to a dead line, which is broken line to a dead line, which is a broken line, measuring 241feet thereon.

Being the same property conveyed to Aaron Caplan and wife, Marion D. Caplan by deed from David O. Condra and wife, Harrianne M. Condra of record in Book 3905, Page 402, 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 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Pages 103 & 104, said Register's Office, which Plan shows a 100 foot minimum building setback line from Clearbrook Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 6655 Clearbrook Drive, Nashville, Tennessee 37205

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 February, 2002.

Aaron Caplan

Marion D. Caplan

State of TENNESSEE
County of DAVIDSON

On this 27th day of February, 2002 , before me the undersigned authority, personally appeared Aaron Caplan and Marion D. Caplan , 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

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Sworn and subscribed before me this the 27th day of February, 2002

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public