PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/07/04 09:30 2pgs
Fees:13.00 Taxes:1535.50
20040407-0039350

W & I Ref:(_____) Title No: 45422
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Van Melanie Van 6368 Chickering Circle Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 157-034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$415,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judy G. Ozbolt and Samuel R. Kaplan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Van and spouse, Melanie Van** 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. 13 on the Plan of Iroquois Meadows of record in Plat Book 5050, Book 86, Register's Office for said County.

Said Lot No. 13 fronts 175.5 feet on the westerly margin of Chickering Court and extends back 230.01 feet on the southerly line and 230.0 feet on the northerly line to a dead line in the rear, measuring 173.0 feet thereon.

Being the same property conveyed to Judy G. Ozbolt and spouse, Samuel R. Kaplan by deed from W. Wendell Sanders and spouse, Elizabeth Jarnagin Sanders of record in Book 11047, page 143, 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 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050 Page 86, said Register's Office, which Plan shows a 75 foot minimum building setback line from Chickering Circle and a 20 foot easement for public utility and drainage purposes along the rear line(s). Said Plan shows a designated building site and areas labeled Numbers 1 and 2 for sewage soil absorption systems.

This is improved property, known as: 6368 Chickering Circle, Nashville, Tennessee 37215

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 31st day of March, 2004.

Judy G. Ozbolt

Samuel R. Kaplan

State of TENNESSEE
County of DAVIDSON

On this 31st day of March, 2004 , before me the undersigned authority, personally appeared Judy G. Ozbolt Samuel R. 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: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

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 $415,000.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2004

My Commission Expires: March 6, 2006 Notary Public

PHILIP DAVIS ALEXANDER IV NOTARY PUBLIC AT LARGE WILLIAMSON CO.