BOX 10

FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 1993

Notary Public

MY COMMISSION EXPIRES: 5-16-96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Lane, Suite A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Anthony J. Kroska et ux (NAME)	Same/The Prudential Home Mortgage (NAME) Company, Inc.	141-15-0-D-014.00
7525 Staffordshire Drive (STREET ADDRESS OR ROUTE NUMBER)	8000 Maryland Ave., Suite 1400 (STREET ADDRESS)	CO
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Clayton, MO 63105 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles E. Madden, Jr. and Patti L. Madden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony J. Kroska and wife, Diane L. Kroska

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Final P.U.D. Plan Planned Unit Development Resubdivision of Lots 12 thru 16, 42 and 43, Phase 1, Sheffield on the Harpeth, of record in Book 6900, page 182, Register's Office for said County.

Said Lot No. 14, which is a corner lot, fronts 61.50 feet on the westerly margin of Staffordshire Drive and fronts 90.88 feet on the southerly margin of Wynham Place, said frontages being joined by a curve having a length of 41.33 feet, and extends back 111.11 feet on the southerly line and 79.21 feet on the westerly line to a point of intersection.

Being the same property conveyed to Charles E. Madden, Jr. and his wife, Patti L. Madden by deed from Phillips Builders, Inc., of record in Book 7578, page 372, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of covenants, conditions and restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 8505, page 598 and Book 8747, page 97, all in the Register's Office for said County, and to any matters set forth in the above referenced plan of record.

unimproved ( ) This is improved (X) property, known as 7525 Staffordshire Drive (House Number) (Street) Nashville, TN 37221 (P. O. Address) (City or Town) (postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of April, 1993

Charles E. Madden, Jr.

Patti L. Madden

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Charles E. Madden, Jr. and Patti L. Madden

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 23rd day of April, 1993

NOTARY PUBLIC

My commission expires:
5-28-95

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FROM
Charles E. Madden Jr.
and Patti L. Madden

TO
Anthony J. Kroska
and wife, Diane L. Kroska

PATRICIA SPICER CARDEN
Attorney At Law
5034 Thoroughbred Lane, Suite A
Brentwood, Tennessee 37027

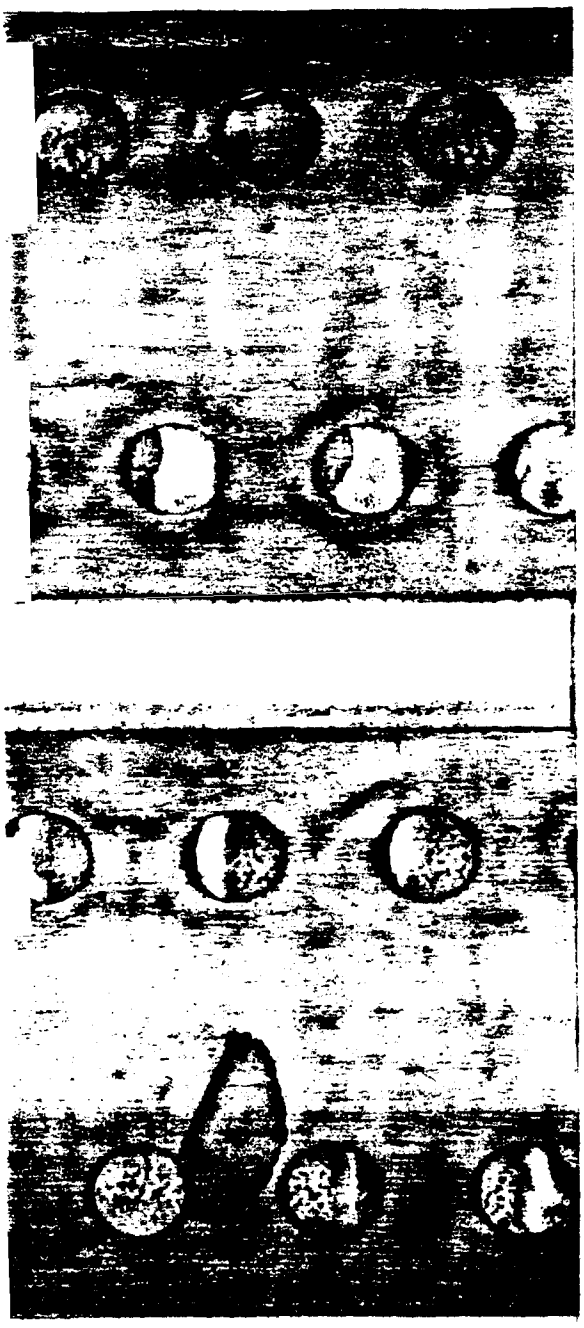
IDENTIFICATION REFERENCE

1.37.03.

APR 28 12 53 PM '93

DAVIDSON COUNTY, TN

2082 04/28 0101 03CHECK 467-80



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
			124000.00	
			CON TX 458.80	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 467.80	
			CHECK 467.80	
04/28/93	01	12:52	0001	0082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:37.03

IDENTIFI REFERENCE

APR 28 12 53 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 644777