THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22939-05-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $189,900.00. Affiant Subscribed and sworn to before me this 15th day of June, 2004. Notary Public My Commission Expires:

GEORGE L. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SEP. 25, 2004

WARRANTY DEED

Address New Owner: William Tallent Jr. Marjorie L. Tallent 7525 Staffordshire Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.141.15-0D Parcel No. 014.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony J. Kroska and wife, Diane L. Kroska**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Tallent Jr. and wife, Marjorie Tallent** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7525 Staffordshire Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2004.

Anthony J. Kroska

Diane L. Kroska

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anthony J. Kroska and wife, Diane L. Kroska**, 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 purposes therein contained.

Witness my hand, at office, this 15th day of June, 2004.

Notary Public

My Commission Expires:

GEORGE L. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEP. 25, 2004

Davidson County DEEDWARR
Recvd: 06/22/04 14:55 2pgs
Fees:13.00 Taxes:702.63

20040622-0073982

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Resubdivision of Lots 12 through 16, 42 and 43, Phase I "Sheffield" On the Harpeth, as of record in Plat Book 6900, page 182, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Anthony J. Kroska and wife, Diane L. Kroska by Deed dated April 23, 1993 from Charles E. Madden, Jr. and Patti L. Madden of record in Book 8928, page 836, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for "Sheffield" on the Harpeth of record in Book 7145, page 954, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3. By-Laws of "Sheffield" on the Harpeth Homeowners' Association, Inc., of record in Book 7145, page 964, amended in Book 8146, page 463, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sheffield on the Harpeth Homeowners' Association, Inc. of record in Book 6939, page 983, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, page 182, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 395, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 4136, page 525, and in Book 4279, page 731, Register's Office for Davidson County, Tennessee.
8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 5738, page 829, Register's Office for Davidson County, Tennessee.
9. Unanimous Consent of the Directors of "Sheffield" on the Harpeth Homeowners' Association, Inc. recorded in Book 8276, page 238, Register's Office for Davidson County, Tennessee.