File #200450233

Davidson County DEEDWARR
Recvd: 06/29/04 15:30 2pgs
Fees:13.00 Taxes:688.20

20040629-0077274

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Kral and Suzanne P. Kral	Interfirst, a Division of ABN AMRO Mortgage Group,	Map 108-12-B
(NAME) 32408 Corte Palacio ~~3108 Harborwood Drive~~	(NAME) 777 E Eisenhower, Suite 700	Parcel 004.00 CO
(ADDRESS) Temecula Ca 92592 ~~Nashville TN 37214~~	(ADDRESS) Ann Arbor, MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

TWK SMK

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, **DANIEL EDWARD KRAL AND WIFE, MINDY W. KRAL,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **THOMAS W. KRAL AND SUZANNE P. KRAL, HUSBAND AND WIFE,** 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 all of Lot No. 104, on the Plan of Phase 1-A, Section One, Harborview, as shown by plat appearing of record in Plat Book 6900, Page 583, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Daniel Edward Kral and wife, Mindy W. Kral by Warranty Deed dated November 14, 2002 of record in Instrument No. 20021118-0142552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 7471, Page 26, as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361, Book 9182, Page 786, Book 10125, Page 494, Book 10344, Page 233 and Book 10386, Page 334; Charter of Harborview Homeowners' Association of record in Book 7522, Page 339, as amended in Book 8263, Page 554 and Book 10316, Page 886; Storm Water Detention Agreement of record in Book 10937, Page 376 and Book 7390, Page 270; Sanitary Sewer and/or Storm Drainage Easement of record in Book 5856, Page 80 and Book 5856, Page 84; PUD Boundary of record in Book 6900, Page 581; all matters shown on plat of record in Plat Book 6900, Page 583; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3108 Harborwood Drive, Nashville, TN 37214
(House Number) (Street) (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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 28th day of June, 2004.

Daniel Edward Kral

Mindy W. Kral

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Daniel Edward Kral and Mindy W. Kral who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of June, 2004.

Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076