PREPARED BY (AND RETURN TO):

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W & I Ref:(gj_) Title No: 45988
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/18/04 10:51 2pgs
Fees:13.00 Taxes:1233.95
20041118-0138498

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anthony J. Sberna Theresa M Keske 105 Harpeth Trace Court Nashville, Tennessee 37221	NCMC 3232 Newmark Drive Miamisburg, OH 45342

TAX MAP-PARCEL NUMBERS: 143-06-A-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$333,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas L. Turk and spouse, Judith A. Turk**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony J. Sberna and Theresa M Keske** wife 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. 31 on the Plan of Harpeth Trace Estates, Phase One, of record in Book 5200, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 58.7 feet on the northerly side of Harpeth Trace Court and runs back 118 feet along the easterly line and 106.5 feet along the westerly line to a line in the rear, on which it measures 75 feet.

Being the same property conveyed to Thomas L. Turk and wife, Judith A. Turk by deed from Robert L. Van Doren, Jr., and wife, Lee M. Van Doren of record in Book 8985, page 476, 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 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 125, said Register's Office, which Plan shows a 25 foot minimum building setback line from Harpeth Trace Court (Private), and 20 foot easement for public utility and drainage purposes along the rear line(s) of said lot with an 8 inch sewer line lying therein; The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 200, Book 5120, page 918, Book 5182, page 769, Book 5380, page 357, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 105 Harpeth Trace Court, Nashville, Tennessee 37221

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 16th day of November, 2004.

Thomas L. Turk

Judith A. Turk

State of TENNESSEE
County of DAVIDSON

On this 16th day of November, 2004 , before me the undersigned authority, personally appeared Thomas L. Turk and Judith A. Turk , 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: _____

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

My Commission Expires MAY 24, 2008

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 $333,500.00

Affiant

Sworn and subscribed before me this the 16th day of November, 2004

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public