78-2-24

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,100.00

David M. Toporoski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 19 78.

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel M. Toporoski (NAME)	Allstate Enterprises Mortgage Corp. (NAME)	162-6-222
251 Townes Drive (STREET ADDRESS OR ROUTE NUMBER)	525 N. Cabrillo Park Dr., Suite 200 (STREET ADDRESS)	5DU-55250
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Santa Ana, California 92701 (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, JAMES PATRICK THOMPSON and wife, DEBBIE L. THOMPSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL M. TOPOROSKI

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:

BEING Lot No. 125 on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, said Register's Office, described as follows:

SAID Lot No. 125 fronts 83.0 feet on the southerly side of Townes Drive and extends back 154.81 feet on the westerly line and 147.0 feet on the easterly line to a dead line in the rear measuring 65.70 feet thereon.

BEING the same property conveyed to James Patrick Thompson by deed from James P. Thompson and wife, Debbie L. Thompson, of record in Book 5226, page 784, said Register's Office.

Debbie L. Thompson, the wife of the above named James Patrick Thompson, joins in this conveyance for the purpose of releasing any rights she may have in the above property, especially her marital rights.

This conveyance is subject to restrictive covenants of record in Book 4556, page 718, said Register's Office; easements and setback lines as set forth in the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

As part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain note executed by the Grantors herein to Allstate Enterprises Mortgage Corporation in the original principal amount of $28,100.00 of record in Book 5112, page 744, said Register's Office.

This is unimproved ( ) improved (X) property, known as 251 Townes Drive, Nashville, TN 37211
(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 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 hand s this 21st day of February, 19 78

James Patrick Thompson
JAMES PATRICK THOMPSON

Debbie L. Thompson
DEBBIE L. THOMPSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Patrick Thompson and Debbie L. Thompson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of February 19 78

Commission expires 11/7/79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

FILED IN BOOK 4

WARRANTY DEED

FROM
JAMES PATRICK THOMPSON and wife,
DEBBIE L. THOMPSON

TO
DANIEL M. TOPOROSKI

E 5 2 0 6 4

IDENTIF. REFERENCE

FEB 24 12 58 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB24 78	CONV	34,100.00			
FEB24 78	S'TAX		B*	38.66	
FEB24 78	PR'FEE		B*	.50	
FEB24 78	W'DEED		B*	4.00	* 93.16