Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5528 PAGE 163

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel M. Toporoski	EXCHANGE BOND & MTG. CORP	149-9-158
(NAME) 4745 Apollo Drive	(NAME) 1835 SAVOY DR. NE, 205 ATLANTA GA.	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) ATLANTA, GA 30341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Daniel M. Toporoski and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Daniel M. Toporoski has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $42,050.00, secured by deed of trust of record in Book 5323, page 912, Register's Office for Davidson County, Tennessee,

We, Tommy F. Grant and wife, Belinda P. Grant

have this day bargained and sold, and do hereby transfer and convey unto the said Daniel M. Toporoski

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 193 on the Plan of Barclay Square, Section 3, as of record in Book 4675, page 154, Register's Office for said County.
Said Lot No. 193 fronts 53.17 feet on the westerly side of Apollo Drive and extends back 171.27 feet on the southerly line which is a broken line, and 160.63 feet on the northerly line to a dead line which is a broken line, measuring 72.55 feet thereon.

Being the same property conveyed to Tommy F. Grant and wife, Belinda P. Grant by deed from Randall Phillips Builders, Inc. of record in Book 5323, page 910, said Register's Office.

This conveyance is subject to the plan of record in Book 4675, page 154, said Register's Office, which shows an Owner's Certificate, 30-foot minimum building setback line from A pollo Drive, and a 10-foot easement for public utility and drainage purposes; and a utility anchor easement; and restrictive covenants of record in Book 4872, page 490, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,244.17

Subscribed and sworn to before me, this the 8 day of Nov 19 79

Affiant

My commission expires: April 4, 1982 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4745 Apollo Drive, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1979 taxes which are assumed in escrow.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 8th *day of* November, 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tommy F. Grant

Belinda P. Grant

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L KOTA, *a Notary Public in and for said County and State,* Tommy F. Grant and wife, Belinda P. Grant

*the within named 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* 9 *day of* Nov., *19*79.

Nancy L Kota *Notary Public*

Commission expires 4-18-82

NANCY L KOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*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* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

4983 11/15 137.50- CHECK

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Tommy F. Grant and wife,
Belinda P. Grant

TO
Daniel M. Toporoski

11 11 576
G. 231477

F. 62820

IDENTIF. REFERENCE

Nov 12 10 23 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
3000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5528 PAGE 165

FOR

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
			50244.17- CO	
			130.52 CO TX	
			.50 PRFEE	
			6.00 ABEFO	
			CHECK	137.02-
			4988A11/12/79 SAL	.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.62820

IDENTIF. REFERENCE T

Nov 12 10 24 AM '79

FELIX Z. WILSON, II
REGISTER DAVIDSON COUNTY

No. 724894