WARRANTY DEED

This instrument prepared by:
HUNTER SHORT, Attorney
1400 American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL OR TAX NUMBERS
Daniel Michael Toporoski	Molton, Allen & Williams, Inc.	162-6-149
(NAME)	(NAME)	
3839 Nipoma Place, #7	P. O. Box 10025	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
San Diego, CA 92106	Birmingham, Alabama 35202	5DU-55306
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of Ten and No/100----------($10.00)---------- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowleged, including the assumption of a note dated July 21, 1978, in the principal amount of $35,500.00, payable to Molton, Allen & Williams, Inc., as secured by a deed of trust of record in Book 5315, page 920, Register's Office for Davidson County, Tennessee; (Reference is made to said note for the terms and conditions contained therein.)

We, James T. Alverson and wife, Michelle P. Alverson,

have this day bargained and sold, and do hereby transfer and convey unto the said Daniel Michael Toporoski, a single person,

his

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

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, page 52, Register's Office for said County.

SAID Lot No. 101 fronts 85 feet along the northerly margin of Townes Drive and extends back 137.27 feet along the easterly line and 129.07 feet along the westerly line to a broken line in the rear, and measures 71.24 feet thereon.

BEING the same property conveyed to James T. Alverson and wife, Michelle P. Alverson, by deed from Kathryn L. Smith, of record in Book 5315, page 918, said Register's Office.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 44,121.97

Subscribed and sworn to before me, this the 25th day of April 1980

Affiant

My commission expires: 10/12/82 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 214 Townes Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Daniel Michael Toporoski his (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 as hereinabove set forth.

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

Witness our hands this 25th day of April, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James T. Alverson
JAMES T. ALVERSON

Michelle P. Alverson
MICHELLE P. ALVERSON

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STATE OF TEXAS }
COUNTY OF HARRIS }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James T. Alverson and Michelle P. Alverson

*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 Deer Park, Texas, *this* 30th *day of* April, *19*80.

Sharon L. Ward, *Notary Public*

Commission expires May 23, 1981

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

HUNTER SHORT, ATTORNEY
1400 AMERICAN TRUST BUILDING
NASHVILLE, TENNESSEE 37201

F 8 8 1 4 5

IDENTIF. REFERENCE

MAY 6 11 19 AM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

7435 05/06 12:16 CHECK

WARRANTY DEED

FROM
JAMES T. ALVERSON and wife,

TO
MICHELLE P. ALVERSON

DANIEL MICHAEL TOPOROSKI, a single person

TITLE INSURED BY POLICY NUMBER:
43-041-093285F

Title Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

44121.97- CO
114.66 CO TX
.50 PRFEE
6.00 WDEED
CHECK 121.16-
7435A05/06/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F88145

IDENTIF. REFERENCE T

MAY 6 11 19 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 756190