This deed prepared by: (dp) Randolph H. Schneider, Attorney at Law, 1760 The Exchange, Suite 200 A, Atlanta, Georgia 30339

BOOK 5905 PAGE 338

SAFECO TITLE INSURANCE COMPANY

"LIMITED"

WARRANTY DEED

FILE NO. 1903
ERS# 1140-80-2143

STATE OF TENNESSEE COUNTY OF Davidson

THIS INDENTURE, Made the 22nd day of June, 1982, between

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION

of the County of New York, and State of New York as party or parties of the first part, hereinafter called Grantor, and

DANIEL M. TOPOROSKI,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Being Lot No. 1 on the Plan of Bess Estates, Section 1, of record Book 4460, page 154, Register's Office for said County.

Said Lot No. 1, which is a corner lot, fronts 100.34 feet on the southerly margin of Tusculum Road and fronts 61.55 feet on the westerly margin of Robert Yoest Drive, said frontages being joined by a curve having a length of 38.79 feet, and extends back 110.00 feet on the southerly line and 82.61 feet on the westerly line to a point of intersection.

Subject to easements, limitations or restrictions of record.

(Recorded in Book 4679, page 64, said Register's Office.)

BEING the same property conveyed to The Equitable Life Assurance Society of the United States, a New York Corporation, by deed from James A. Fitzgerald and Jean Fitzgerald, husband and wife, of record in Book 5888, page 937, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank of record in Book 5134, page 372, Register's Office for said County, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the same grantee.

AND the Grantor covenants and agrees to and with Grantees, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

Address of Grantee	Mail Tax Notice to	Map Parcel No.
Daniel M. Toporoski 2305 Caminito Revodo Park Point Loma San Diego, CA. 92107	Commerce Union Bank P. O. Box 2546 Nashville, TN 37219	162-6 317 5DU-52781

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

6 9 7 9 3 3

T IDENTIF. REFERENCE

JUL 1 9 20 AM '82

FELIX A. JOHNSON, REGISTER
DAVIDSON COUNTY, TN

BY: G. W. Hartge
Vice President

ATTEST: Doris Liebetruth
Doris Liebetruth
Assistant Secretary

STATE OF NEW YORK
COUNTY OF ~~NEW YORK~~ BRONX

Before me, Tina Louise Johnson, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared G. W. Hartge and Doris Liebetruth, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Vice President and Assistant Secretary respectively of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, the within named bargainor, a corporation, and that they, as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Vice President and Assistant Secretary.

IN WITNESS WHEREOF I have hereunto set my hand and notarial seal.

This 22nd day of June 19 82.

Tina Louise Johnson
Notary Public

TINA LOUISE JOHNSON
Notary Public, State of New York
No. 03-4726730
Qualified in Bronx County
Commission Expires March 30, 1984

My Commission expires:
March 30, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $43,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lois C. Knight

Subscribed and sworn to before me on this the 30th day of June, 19 82.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
11-17-84

2210 Crestmoor Rd

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			43200.00- CO	
			112.32 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 118.82-	
			5617A07/01/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 7 9 3 3

IDENTIF. REFERENCE

JUL 1 9 20 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 889242