Box 8 TL

**THIS INSTRUMENT PREPARED BY:** **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
**2210 Crestmoor Road, Nashville, Tennessee 37215-0157**

ADDRESS NEW OWNER:
Alvin B. Tidwell
251 Townes Drive
Nashville, TN 37211

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 162-6
PARCEL 222
5DU-55250

**WARRANTY DEED**

BOOK 6904 PAGE 804

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daniel M. Toporoski, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alvin B. Tidwell and wife, JoAnne B. Tidwell hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 125 on the plan of Section Two, Fair Oaks, of record in Book 4460, pages 52 & 53, Register's Office for said County.

SAID Lot No. 125 fronts 83 feet on the southerly margin of Townes Drive and extends back 154.81 feet on the westerly line and 147.00 feet on the easterly line to a dead line in the rear, measuring 65.70 feet thereon.

Being ths same property conveyed to Daniel M. Toporoski by deed from James Patrick Thompson and wife, Debbie L. Thompson of record in Book 5256, page 362, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4556, page 718, said Register's Office, and to the matters set forth in the above referenced plan of record.

16218

IDENTIFICATION REFERENCE

JUL 1 1 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 251 Townes Drive, Nashville, TN 37211.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of June, 1986.

Daniel M. Toporoski

STATE OF ~~TENNESSEE~~ California ✓
COUNTY OF ~~Davidson~~ San Diego ✓

On this 26th day of June, 1986, before me personally appeared Daniel M. Toporoski, unmarried, 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 that ~~he executed the same as his~~ free act and deed.

OFFICIAL SEAL
HENRY W BLUE JR
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My comin. expires NOV 4, 1987

My Commission Expires: ~~8480 Baltimore Drive, #202, La Mesa, CA 92041~~

Notary Public ✓

STATE OF TENNESSEE
COUNTY OF _____

BOOK C504 PAGE 865

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 56,500.00.

Alvin B. Tidwell
Affiant

Subscribed and sworn to before me, this the 26th day of June, 1986.

My Commission Expires: 4-4-87

Notary Public

**WARRANTY DEED**

from:
Daniel M. Toporoski, unmarried

to:
Alvin B. Tidwell and wife, JoAnne B. Tidwell

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**

**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6904 PAGE 806

| 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 |
|---|---|---|---|---|
| | | | 5650[illegible].00- CMIT. | |
| | | | 146.90 MSTAX | |
| | | VD | 146.90- MSTAX | |
| | | | 146.90 CSTAX | |
| | | | .50 PRFE | |
| | | | 6.00 MDE | |
| | | | CHECK 152.40- | |
| | | | 2244A07/01/86 BAL .0 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16218

IDENTIFICATION REFERENCE

Jul 1 1 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265677