Box 8/EM

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

ADDRESS NEW OWNER:
Gary L. Helton
108 Benzing Road
Antioch, TN. 37013

MORTGAGEE:
Bailey Mortgage Company

200 South Lamar
Jackson, Ms. 39215

MAP-PARCEL NUMBERS:
162-07-152
05DU-33640

WARRANTY DEED

BOOK 7203 PAGE 904

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 Gary L. Helton and wife, Carol J. Helton 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. 7 on the plan of Section Seven, Antioch Park, of record in Book 5200, page 87, Register's Office for said County.

SAID Lot No. 7 fronts 65 feet on the northwesterly margin of Benzing Road and extends back 135.55 feet on the northeasterly line and 173.00 feet on the southwesterly line to a dead line in the rear, measuring 75.02 feet thereon.

Being the same property conveyed to Daniel M. Toporoski by deed from David T. Terrell and Rebecca J. Terrell of record in Book 5830, page 105, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5351, page 111, said Register's Office, and to the matters set forth in the above referenced plan of record.

Daniel Michael Toporoski and Daniel M. Toporoski are one and the same person.

This instrument is executed on behalf of Daniel M. Toporoski by Lois Knight as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (~~un~~)improved property, known as 108 Benzing Road, Antioch, TN. 37013.

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 10th day of April, 19 87.

Daniel M. Toporoski

Daniel M. Toporoski
BY: Lois Knight, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of April, 19 87, 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.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7203 PAGE 905

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 $ 50,000.00.

Gary L Helton
Affiant

Subscribed and sworn to before me, this the 10th day of April, 1987.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois Knight with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Daniel M. Toporoski as his Attorney in Fact as the free act and deed of the within named Daniel M. Toporoski.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of April, 1987.

Christy Wilkins Ivey
Notary Public

My commission expires: Nov 4, 1987

WARRANTY DEED

from:
Daniel M. Toporoski, unmarried

to:
Gary L. Helton and wife, Carol J. Helton

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

Title # 26417

EXHIBIT TO WARRANTY DEED FROM Daniel M. Toporoski
TO Gary L. Helton and wife, Carol J. Helton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7203 PAGE 906

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Affiant Lois Knight

Sworn to and subscribed before me this 10th day of April, 19 87.

Notary Public

My Commission Expires: 11-1-87

[illegible] NOTARY PUBLIC [illegible]

APR 15 12 14 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

15162

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7203 PAGE 907

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

SECTN 0- CANT
140.00 STAX
.50 PRFEE
9.00 WDTX
CHECK 149.50-
481.0047:5787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15162

IDENTIFICATION REFERENCE

Apr 15 12 14 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69631