BOOK 4413 PAGE 838 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF April 1970.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Seligman, 1704 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zoltan J. Bokor (NAME)	Zoltan J. Bokor (NAME)	160-6
6426 Curreywood Drive (STREET ADDRESS OR ROUTE NUMBER)	6426 Curreywood Drive (STREET ADDRESS)	16365
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37205 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harold Seligman and wife, Taya Greenberg Seligman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zoltan J. Bokor

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 33rd District of Davidson County, Tennessee,
Being the Northeast 5 acres, more or less, of a certain tract of land conveyed to Harold Seligman and wife, Taya Greenberg Seligman, by deed of record in book 2240, page 90, Register's Office for Davidson County, as contained in the Roser Heights Subdivision and S.A. Roser tract of 30.87 acres of record in Book 332, page 146, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin, in the line, between the westerly line of the Seligman property and the easterly line and northeasterly corner of Bokor Heights Subdivision, Section 2, of record in Book 4300, page 1, Register's Office for Davidson County, the said beginning point being located 1086.40 feet as measured along a line North 2°45'East from a concrete monument located on the North right of way of Old Hickory Boulevard, said corner being the common corners of the southwest corner of the Seligman property and the southeast corner of Lot #1 of Bokor Heights Subdivision, Section 1, as of record in Book 3842, page 268, thence, from the aforesaid iron pin being the beginning point, North 2°45'East, 1067.37 feet with a line between the Seligman westerly line and the property of Zoltan J. Bokor of record in Book 4312, page 379, Register's Office for Davidson County, easterly line, to an iron pin, being the northwest corner of the Seligman property, thence with the northerly line of the Seligman property identified on Roser Heights Subdivision of record in Book 332, page 146, Register's Office for Davidson County, as the North line of the S. A. Roser 30.87 acre tract and the property known as the Sudekum property, S 87°59'East for 210 feet to an iron pin being, the northeast corner of the Seligman property, thence South 2°45' West for 1067.37 feet with the Seligman property easterly line and the John C. Hailey's westerly line, of record in book 4370, page 298, Register's Office for Davidson County, to an iron pin, thence with a new line North 87°59'West 210 feet to the point of beginning, said parcel containing approximately 5 acres, more or less.

This is unimproved (X) improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever: and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 24th day of April, 1970

Harold Seligman

Taya Greenberg Seligman

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Leah Seligman, a Notary Public in and for said County and State, the within named Harold Seligman and Taya Greenberg Seligman

the 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 24th day of April 19 70

Commission expires October 24, 1973 Leah Seligman
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Harold Seligman, et ux

TO Zoltan J. Bokor

A 75746

IDENTIF. REFERENCE

APR 28 11 08 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 28 70	CONV	*7,000.00			
APR 28 70	S'TAX		A*	18.20	
APR 28 70	PR'FEE		A*	.50	
APR 28 70	W'DEED		A*	3.00	* 21.70