WARRANTY DEED

BOOK 4414 PAGE 251

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Kott et ux (NAME:)	Joseph Kott et ux (NAME:)	Map 160
1600 Hayes St (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 128
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	M.O

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, ZOLTAN J. BOKOR, a/ single person, *have bargained and sold, and by these presents do transfer and convey unto the said* JOSEPH KOTT and wife, JANE MARIE KOTT, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 34 on the Plan of Bokor Heights, Section II, as of record in book 4300, page 1, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of South Hillview Drive, the common front corner of lots Nos. 34 and 35; thence along the easterly margin of said Drive, northwestwardly 203.48 feet to a monument, the beginning of a curve to the right; thence around said curve, northeastwardly 37.42 feet to a monument in the southeasterly margin of Hillview Drive; thence along the southeasterly margin of said Hillview Drive northeastwardly 263.02 feet to a point; thence South 87° 53' East 60.0 feet to a point; thence South 42° 34' 20" East 302.58 feet to a monument, the common rear corner of lots Nos. 34 and 35; thence along the line between said lots southwestwardly 324.97 feet to the point of beginning.

Being part of the same property conveyed to Zoltan J. Bokor, by deed from H. Fred Ford, Trustee, of record in book 4389, page 465, Register's Office for said County.

This instrument prepared by:
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6.000==

Subscribed and sworn to before me, this the ___ day of April

Zoltan J. Bokor
Affiant

My commission expires: 8-21-70

(Affix Seal)

Pauline Bell
Notary Public

PAULINE BELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

To Record 22.00

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOSEPH KOTT and wife, JANE MARIE KOTT, their ..... *heirs and assigns, forever.*

And I *do covenant with the said* Joseph Kott and wife, Jane Marie Kott, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except by restrictive covenants, owner's certificate, easements and setback lines of record, and taxes for the year 1970, subject to which this conveyance is executed.

And I, Zoltan J. Bokor, a single person, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph Kott and wife, Jane Marie Kott, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 13th *day of* April, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Zoltan J. Bokor
Zoltan J. Bokor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Paulus Bell, a Notary Public in and for said County and State, the within named Zoltan J. Bokor, a single person,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 19 70

Paulus Bell, Notary Public.

Commission Expires Oct. 21, 1970

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

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A 75928

MAIL TO
Commerce Union Bank
1634-Church St 37207

WARRANTY DEED

FROM

Zoltan J. Bokor

TO

Joseph Kott et ux

[IDENTIF. REFERENCE]

APR 29 2 48 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

APR29 70	CONV	*6,000.00			
APR29 70	S'TAX		A*	15.60	
APR29 70	PR'FEE		A*	.50	
APR29 70	W'DEED		A*	6.00	* 22.10

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