WARRANTY DEED

BOOK 4430 PAGE 343

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin J. Peters et ux (NAME)	Benjamin J. Peters et ux (NAME)	149
4928 Jonquil Drive (STREET ADDRESS OR ROUTE NUMBER)	4928 Jonquil Drive (STREET ADDRESS)	Map 159
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37211 (CITY) (ZONE) (STATE)	Par. 149

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,

This instrument prepared by
Edwards, [illegible], Kelley,
Hollins & Fitzhugh
900 American Trust Building
Nashville, Tennessee

I, ZOLTAN J. BOKOR, a single person, *have bargained and sold, and by these presents do transfer and convey unto the said* BENJAMIN J. PETERS and wife, CLARA J. PETERS, 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. 6 on the Plan of Bokor Heights, Section I, as of record in book 3842, page 263, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Old Hickory Boulevard at the southeast corner of the Renier Property, of record in book 2019, page 361, said Register's Office; thence North 2° 24' East 500 feet; thence South 87° 59' East 221.26 feet to the westerly margin of Hillview Drive; thence with the same southerly 475 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 39.27 feet to the northerly margin of Old Hickory Boulevard; thence with the same westerly 199.07 feet to the 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 conveyance is made subject to restrictive covenants of record in book 4330, page 676, Register's Office for Davidson County, Tennessee; owner's certificate, 10-foot easement for public utilities and drainage, 40-foot building setback line from Hillview Drive, 250-foot building setback line from Old Hickory Boulevard cemetery in southeast corner, pumping station located near northeast corner as shown on plan of record in book 3842, page 268, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 16th day of June, 1970

Affiant

My commission expires [illegible]

(Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... (House Number) ..... (Street) ..... Nashville, Tennessee 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 BENJAMIN J. PETERS and wife, CLARA J. PETERS, their *heirs and assigns, forever.*

And I *do covenant with the said* Benjamin J. Peters and wife, Clara J. Peters, *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, setback lines and easements, as hereinabove set forth, 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* Benjamin J. Peters and wife, Clara J. Peters, 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, [illegible], 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.

[illegible], Notary Public.

Commission Expires 4/25/71

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 .....

Rec. $ 6.00
Tax $42.10

AC-SP-1585

WARRANTY DEED

FROM

Zoltan J. Bokor (Single)

TO

Benjamin J. Peters et ux

FILE: Fidelity Federal S & L Assn.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 8 3 2 1 7

IDENTIF. REFERENCE

JUL 10 9 20 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 10 70 CONV
JUL 10 70 STAX 16,000.00
JUL 10 70 PRTFEE A* 41.60
MTGFEE A* .50
A* 6.00
* 48.10

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

BOOK 4430 PAGE 346