WARRANTY DEED

BOOK 4480 PAGE 859

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Zoltan J. Bokor (NAME)	Fidelity Federal S. & L. Assn. (NAME)	SD-9480
4928 Jonquil Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union (STREET ADDRESS)	Map 147-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 99

FOR AND IN CONSIDERATION of the sum of Twenty Three Thousand Eight Hundred Ninety Three and 83/100 ----------($23,893.83)---------- *Dollars,*

of which $4,500.00 has been paid in cash by Zoltan J. Bokor, the receipt of which is hereby acknowledged, and for the remainder the said Zoltan J. Bokor has assumed and agrees to pay the unpaid balance of $19,393.83 of an original indebtedness of $20,600.00 secured by deed of trust of record in book 4063, page 551, Register's Office for Davidson County, Tennessee,

We, Benjamin J. Peters, Jr., and wife, Clara J. Peters

have this day bargained and sold, and do hereby transfer and convey unto the said

Zoltan J. Bokor, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 22 on the Plan of Welch Meadows, as of record in book 3700, page 34.
Beginning at a point in the easterly margin of Jonquil Drive being the common front corner of lots Nos. 22 and 23, and extending back in an easterly direction 104.01 feet to a point; thence in a southerly direction 102.36 feet to a point; thence in a westerly direction 90.36 feet to a point which is the beginning of a curve having a radius of 25.0 feet which measures 40.34 feet to a point; thence in a northerly direction 83.95 feet to the point of beginning.
Being the same property conveyed to Benjamin J. Peters, Jr., and wife, Clara J. Peters by deed from Medlin Realty Company, a Tennessee Corporation, of record in book 4063, page 545, said Register's Office.

FEB 19[illegible]	CONV	23,893.83			
FEB 19[illegible]	S'TAX		A*	62.14	
FEB 19[illegible]	PR'FEE		A*	.50	
FEB 19[illegible]	W'DEED		A*	3.00	* 65.64

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,893.83

Subscribed and sworn to before me, this the 15th day of December 19 70

Affiant Zoltan J. Bokor

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Ennelope

This is (unimproved / improved (X)) property, known as 4928 Jonquil Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Zoltan J. Bokor, his

(successors), heirs and assigns forever. We covenant that we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Zoltan J. Bokor, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* 8 *this* 14th *day of* December, 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.*

Benjamin J. Peters Jr.
Clara J. Peters

This Instrument Was Prepared By
Dewey W. Rodgers (MLE)
Of The Law Firm Rodgers & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Benjamin J. Peters, Jr., and wife, Clara J. Peters

the within named 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* 15th *day of* December, *19*70

Mary Emery
Notary Public

Commission expires June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

Quaranty Title 209528

WARRANTY DEED

FROM

Benjamin J. Peters and wife

TO

Zoltan J. Bokar

B 05221

IDENTIF. REFERENCE

FEB 19 10 17 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE