WARRANTY DEED

BOOK 4519 PAGE 335

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Zoltan J. Bokor (NAME)	Zoltan J. Bokor (NAME)	Map 147 C
1600 Hayes St. Suite III (STREET ADDRESS OR ROUTE NUMBER)	1600 Hayes St. Suite III (STREET ADDRESS)	Pcl. 2-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	pw

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,

Co 7,500.00
ST 19.50
PF .50
WD 8.00
28.00

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON,
have bargained and sold, and by these presents do transfer and convey unto

the said ZOLTAN J. BOKOR, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: Being lot No. 68 on the Plan of Cross Timbers, Section 2, as of record in book 3700, page 92, Register's Office for said County.

Said lot No. 68 fronts 100 feet on the northerly side of Cavalier Road and extends back 165.9 feet on the southwesterly line and 165.8 feet on the northeasterly line to a dead line measuring 66.94 feet thereon.

TRACT NO. 2: Being lot No. 69 on the Plan of Cross Timbers, Section 2, as of record in book 3700, page 92, Register's Office for said County.

Said lot No. 69 fronts 108 feet on the northwesterly side of Cavalier Road and extends back 165.8 feet on the southwesterly line and 150 feet on the northeasterly line to a dead line, measuring 75.44 feet thereon.

Being part of the real property conveyed to James E. Patterson, by deed from Ethelred Phillips Horn, Jr., et al, of record in book 3935, page 104, said Register's Office.

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 $ 7500.00

James E. Patterson
Affiant

Subscribed and sworn to before me, this the 31st day of June 19 71

Celia Miller
Notary Public

My commission expires: January 24, 1973
(Affix Seal)

This conveyance is made subject to restrictive covenants of record in book 4064, page 909, Register's Office for Davidson County, Tennessee, and said restrictions were amended by instrument of record in book 4318, page 652, said Register's Office; owner's certificate, certain building setback lines and easements of record in book 3700, page 92, Register's Office for Davidson County, Tennessee.

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 ZOLTAN J. BOKOR, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* Zoltan J. Bokor, ... *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.,* restrictive covenants, owner's certificate, setback lines and easements, as hereinabove set forth, and taxes for the year 1971, subject to which this conveyance is executed.

And we, James E. Patterson and wife, Evelyn Patterson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Zoltan J. Bokor, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 21st *day of* June, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Patterson
James E. Patterson

Evelyn Patterson
Evelyn Patterson

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Celia Miller, a Notary Public in and for said County and State, the within named James E. Patterson and wife, Evelyn Patterson,

the bargainors, 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 21st day of June, 1971.

Celia Miller, Notary Public.

Commission Expires January 24, 1973.

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.....

L-551,020-2

WARRANTY DEED

FROM

James E. Patterson et ux

TO

Zoltan J. Bokor

File...HOME FEDERAL S & L ASS'N.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 12 3 29 PM '71

IDENTIF. REFERENCE

22542

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