BOOK 4546 PAGE 579

# WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ZOLTAN J. BOKOR | FIRST FEDERAL SAVINGS AND LOAN | Map 131 |
| (NAME) | (NAME) | |
| 1600 Hayes St. | UNION STREET | Pcl. 10 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nash Tenn | NASHVILLE, TENNESSEE | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Pat |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- Dollars, CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF RECORD IN BOOK 3350, PAGE 613 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, CLYDE V. WAYNICK AND WIFE, MERRILL A. WAYNICK

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 OF BLOCK "B" ON THE MAP OF A PART OF HILLSBORO-HOBBS ROAD SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 6 FRONTS 50 FEET ON THE WESTERLY SIDE OF HILLSBORO PLACE, FORMERLY HILLSBORO DRIVE, AND RUNS BACK BETWEEN PARALLEL LINES 149.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CLYDE V. WAYNICK AND WIFE, MERRILL A. WAYNICK, BY DEED FROM ERNEST C. PERRY AND COLEMAN R. PERRY, OF RECORD IN BOOK 3340, PAGE 157, REGISTER'S OFFICE FOR SAID COUNTY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 20th day of OCTOBER 19 71

Affiant Clyde V. Waynick

My commission expires 5-23-73 (Affix Seal)

Notary Public Annie George

This is improved (X) unimproved property, known as 4107 Hillsboro Circle Nashville Tenn
(House Number) (Street) 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. EXCEPT AS SET OUT ABOVE AND 1971 TAXES WHICH GRANTEE ASSUMES.

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 S this 20th day of OCTOBER, 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.

Clyde V. Waynick

Merrill A. Waynick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Annie George *a Notary Public in and for said County and State,* CLYDE V. WAYNICK AND WIFE, MERRILL A. WAYNICK

*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* 20th *day of* OCTOBER *19* 71

Annie George *Notary Public*

*Commission expires* 5-23-73

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* .....

OCT20F CONV 24,000.00
OCT20F S'TAX A* 62.40
OCT20F PR'FEE A* .50
OCT20F W'DEED A* 4.00 * 66.90

WARRANTY DEED

FROM CLYDE V. WAYNICK ET UX

TO ZOLTAN J. BOKOR

B 34957

IDENTIF. REFERENCE

OCT 20 3 30 PM '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 256-2650
NASHVILLE, TENNESSEE