WARRANTY DEED

BOOK 4575 PAGE 76

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Zoltan J. Bokor (NAME)	Same (NAME)	Map 69
1600 Hayes Street (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 157
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

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,

We, JAMES E. PATTERSON and wife, EVELYN PATTERSON,

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. 7 on the Plan of Bokor Heights, Section II, of record in book 4300, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a metes and bounds description.

Being part of the property conveyed to James E. Patterson, by deed from Zoltan J. Bokor and wife, of record in book 4349, page 697, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 31st day of January 1972

My commission expires: January 24 1973 (Affix Seal)

Affiant James E. Patterson

Notary Public Celia Mitchell

This is unimproved (X) improved ( ) property, known as ..... (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, except by restrictive covenants, easements, setback lines, owner's certificate, and taxes for the year 1972, subject to which this conveyance is executed.

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 31st day of January, 1972 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James E. Patterson
James E. Patterson

Evelyn Patterson
Evelyn Patterson

This instrument prepared by:
Edwards, [illegible], McCarley,
Hollins & Pride
200 American Trust Building
Nashville, Tennessee

Never Recorded

BOOK 4575 PAGE 77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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 31st day of January, 19 72.

Celia Heller
Notary Public

Commission expires January 24, 1973

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.....

FEB-8 72	CONV	10,000.00				
FEB-8 72 S'TAX			A*	26.00		
FEB-8 72 PR'FEE			A*	.50		
FEB-8 72	W'DEED		A*	4.00	*	30.50

WARRANTY DEED

FROM

James E. Patterson et ux

TO

Zoltan J. Bokor

B 47797

IDENTIF. REFERENCE

FEB 8 1 21 PM '72

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

mail to:

Bokar Enterprises
1600 Hayes St
Suite 111
Nashville, Tenn