WARRANTY DEED

BOOK 4903 PAGE 288

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald L. Milsap et ux (NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	OH 17014
838 North Hillview Court (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth Avenue (STREET ADDRESS)	159-01
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	74

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,

APR 11 75	CONV	90,000.00			
APR 11 75	CONV	25,000.00			
APR 11 75	S'TAX		A* 299.00		
APR 11 75	PR'FEE		A* .50		
APR 11 75	W'DEED		A* 6.00	*	305.50

We, ZOLTAN J. BOKOR and wife, ILA BOKOR,

have bargained and sold, and by these presents do transfer and convey unto the said RONALD L. MILSAP and wife, F. JOYCE MILSAP, 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. 26 on the Plan of Bokor Heights, Section Three, of record in Book 4300, page 62, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of North Hillview Court, the common corner of Lots Nos. 25 and 26; thence northerly on the line between said lots, 206.14 feet to a point; thence South 87° 51' 15" East 294.97 feet to a point in the westerly margin of Hillview Drive; thence southerly with the westerly margin of Hillview Drive, 142.96 feet to a point, the beginning of a curve; thence southwesterly around said curve to the right 35.97 feet to a point in the northerly margin of North Hillview Court; thence westwardly with the northerly margin of North Hillview Court, 218.30 feet to the point of beginning.

Being part of the same property conveyed to Zoltan J. Bokor, by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4723, page 248, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
Schulman, McCasey, Hooms and Pridd
P. O. Box 2707
Nashville, Tennessee 37219

V. L. BALDYGA NOTARY PUBLIC STATE OF TENNESSEE LARGE CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

Subscribed and sworn to before me, this the 10th day of April 1975

Affiant

My commission expires: 8-1-77 (Affix Seal)

Notary Public

This conveyance is made subject to restrictive covenants of record in Book 4550, page 142, Register's Office for Davidson County, Tennessee; owner's certificate, a 100-ft minimum building setback line fron North Hillview Court, a 100-foot minimum building setback line from Hillview Drive; a 10-foot easement for public utility and drainage purposes along the north line of said lot, and a temporary turnaround easement on the eastern edge of said lot, as shown on plan of record in Book 4300, page 62, said Register's Office.

C93873

INDEXED REFERENCE

APR 11 9 07 AM '75

REGISTER DAVIDSON COUNTY, TENN.

This is (unimproved) (improved) (X) property, known as North Hillview Court, Nashville, Tennessee
(House Number) (Street) 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 RONALD L. MILSAP and wife, F. JOYCE MILSAP, their *heirs and assigns, forever.*

And we *do covenant with the said* Ronald L. Milsap and wife, F. Joyce Milsap, *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,* except as hereinabove set forth, and taxes for the year 1975, subject to which this conveyance is executed.

And we, Zoltan J. Bokor and wife, Ila Bokor, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ronald L. Milsap and wife, F. Joyce Milsay, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 10th *day of* April, *19* 75, *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

Ila Bokor
Ila Bokor

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie Hearn, a Notary Public in and for said County and State, the within named Zoltan J. Bokor and wife, Ila Bokor,

the 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 6th day of April, 19 75.

Annie Hearn, Notary Public.

Commission Expires 5-2-77

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.....