This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

Mail

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank J. Nagy et ux	Same	Map 159
(NAME:)	(NAME:)	
West Hillview Dr		Par. 168
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Same	OH 17140
(CITY) (P. O. ZONE) (STATE)	(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, ZOLTAN J. BOKOR and wife, ILA FRANCES BOKOR,
have bargained and sold, and by these presents do transfer and convey unto the said FRANK J. NAGY and wife, DEANNA L. NAGY, 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. 20 on the Plan of Bokor Heights, Section III, as of record in Book 4300, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 271.37 feet on the northerly margin of West Hillview Drive and runs back in a northerly direction between lines measuring 200 feet on the westerly line and 200.0 feet on the easterly line, to a line in the rear measuring 271.37 feet thereon.

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 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 75-foot minimum building setback line from Hillview Drive and a 10-foot easement for public utility purposes along the west and north lines of said lot, as shown on plan of record in Book 4300, page 62, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 15th day of May, 1975

Affiant

My commission expires: 5-2-77
(Affix Seal)

Notary Public

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IDENTIF. REFERENCE

JUL 15 2 44 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

JUL 15 75	CONV	14,000.00				
JUL 15 75	S'TAX		A*	36.40		
JUL 15 75	PR'FEE		A*	.50		
JUL 15 75	W'DEED		A*	6.00	*	42.90

unimproved (X)
This is improved ( ) property, known as West Hillview Drive, Brentwood, 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 FRANK J. NAGY and wife, DEANNA L. NAGY, their *heirs and assigns, forever.*

And we *do covenant with the said* Frank J. Nagy and wife, Deanna L. Nagy, *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 Frances 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* Frank J. Nagy and wife, Deanna L. Nagy, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* July, *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 Frances Bokor

Ila Frances Bokor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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 16th day of July, 1975.

Annie Heiss, 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 containcd, 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.....