BOOK 4951 PAGE 490

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Hoyle Baker et ux (NAME:)	Same (NAME:)	Map 159
West Hillview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 166
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,

SEP 16 75	CONV	18,500.00			
SEP 16 75	S'TAX		A*	48.10	
SEP 16 75	PR'FEE		A*	.50	
SEP 16 75	W'DEED		A*	6.00	* 54.60

We, ZOLTAN J. BOKOR and wife, ILA F. BOKOR, *have bargained and sold, and by these presents do transfer and convey unto the said* H. HOYLE BAKER and wife, PAMELA L. BAKER, 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. 18 on the Plan of Bokor Heights, Section 3, of record in Book 4300, page 62, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of West Hillview Drive, the common front corner of Lots Nos. 17 and 18; thence southwardly along the line between said lots 239.18 feet to an iron pin; thence South 49° 11' West 256.47 feet to an iron pin; thence North 2° 24' 40" East 342.65 feet to an iron pin; thence North 81° 25' West 102.79 feet to an iron pin; thence North 13° 30' East 84.75 feet to an iron pin in the southerly margin of a dedicated roadway for West Hillview Drive; thence along the southerly margin of said West Hillview Drive eastwardly and 288.80 feet to the point of beginning.

Being the same property conveyed to Zoltan J. Bokor by deed from Thomas L. Clemmons and wife, Sue B. Clemmons, of record in Book 4950, page 855, Register's Office for Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me this 16th day of September, 19 75

Affiant

My commission expires 8-27-77 (AFFIX SEAL)

Notary Public

ANNIE C. ... NOTARY PUBLIC ... DAVIDSON COUNTY, TENN.

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 West Hillview Drive, a 10-foot easement for public utility purposes along the southerly and westerly lines of said lot and temporary turnaround easement, as shown on plan of record in Book 4300, page 62, Register's Office for said County.

This is unimproved ( ) improved ( ) property, known as ..... West Hillview Drive, 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 H. HOYLE BAKER and wife, PAMELA L. BAKER, their ..... *heirs and assigns, forever.*

And we do covenant with the said H. Hoyle Baker and wife, Pamela L. Baker, *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 F. 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* H. Hoyle Baker and wife, Pamela L. Baker, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* September, *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 F. Bokor
Ila F. Bokor

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie George, a Notary Public in and for said County and State, the within named Zoltan J. Bokor and wife, Ila F. 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 16th day of September, 19 75.

Annie George, Notary Public.

Commission Expires 5-2-77

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.
SEP 18 3 30 PM '75

IDENTIFICATION REFERENCE

D15833