BOOK 5051 PAGE 197

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Vernon H. Reynolds et ux (NAME:)	Same (NAME:)	160
East Hill View Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	144 PW
Nashville, Tennessee (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,

JUL 28 76	CONV	18,000.00			
JUL 28 76	S'TAX		B*	46.80	
JUL 28 76	PR'FEE		B*	.50	
JUL 28 76	W'DEED		B*	6.00	* 53.30

D60465

IDENTIF. REFERENCE

JUL 28 9 34 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

We, ZOLTAN J. BOKOR and wife, ILA FRANCES BOKOR, *have bargained and sold, and by these presents do transfer and convey unto the said* DR. VERNON H. REYNOLDS and wife, BETTYE SUE REYNOLDS, 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. 30 on the Plan of Bokor Heights, Section Four, of record in Book 4300, page 131, Register's Office for said County, more fully described as follows:

Beginning at a point in the westerly margin of East Hillview Drive, a common corner with Lot No. 29 and the southeast corner of this lot; thence North 73° 30' 50" West, 169.70 feet to a point, a common corner with Lot No. 29; thence North 2° 39' 45" East, 302.07 feet to a point, being the northwest corner of this lot; thence South 85° 59' 20" East 251.77 feet to a point, the northeast corner of this lot; thence South 13° 25' West, 229.76 feet to a point in the northerly turnaround of East Hillview Drive; thence westerly with the margin of said East Hillview Drive, a total distance of 152.52 feet to the point of beginning.

Being part of the same property conveyed to Zoltan J. Bokor, by deed from H. Fred Ford, Trustee, of record in Book 4389, page 465, and by deed from Thomas L. Clemmons and wife, Sue B. Clemmons, of record in Book 4322, page 379, 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 for value whichever is greater, for this transfer is $ 18,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of July 19 76

Notary Public

My commission expires: 5-2-78

(Affix Seal)

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 East Hillview Drive, and a 10-foot easement for public utility and drainage purposes along the northerly and westerly lines of said lot, and a 5 foot easement for drainage purposes along the easterly line of said lot, as shown on plan of record in Book 4300, page 131, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as East 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 DR. VERNON H. REYNOLDS and wife, BETTYE SUE REYNOLDS, their *heirs and assigns, forever.*

And we *do covenant with the said* Dr. Vernon H. Reynolds and wife, Bettye Sue Reynolds, *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 1976, 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* Dr. Vernon H. Reynolds and wife, Bettye Sue Reynolds, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 27th *day of* July, *19*76, *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

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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 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 27th day of July, 19 76.

Annie George, Notary Public.

Commission Expires My Commission Expires MAY 2, 1977

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.....