This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5144 PAGE 986

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James F. Austin et ux	Same	
(NAME) 499 Merrill Ave	(NAME)	147 154 Par - 165
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Same	
(CITY) (P. O. ZONE) 37 (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 F. BOKOR,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES F. AUSTIN and wife, JANICE C. AUSTIN, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 17 on the Plan of Bokor Heights, Section 3, of record in Book 4300, page 62, Register's Office for said County.

Said Lot No. 17 fronts 185.67 feet on the southerly margin of West Hillview Drive and extends back 241.50 feet on the easterly line and 239.18 feet on the westerly line to a dead line measuring 185.67 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 southern margin of West Hillview Drive, a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a fire hydrant near the northeast corner 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 $ 22,000.00

Subscribed and sworn to before me, this the 4 day of May, 1977

Affiant

My commission expires Feb 4 - 1979 (Affix Seal)

Notary Public

This is Unimproved (X) Improved ( ) property, known as West Hillview Drive, Nashville, Tennessee (House Number) (Street) 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 JAMES F. AUSTIN and wife, JANICE C. AUSTIN, their *(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 as hereinabove set forth, and taxes for the year 1977, 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* James F. Austin and wife, Janice C. Austin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 4 *day of* May, 1977, *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, Louise S. Clemmons, a Notary Public in and for said County and State, Zoltan J. Bokor and wife, Ila F. Bokor,

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 4th day of May, 19 77.

Louise S. Clemmons Notary Public

Commission expires Feb 4-1979

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.....

MAY-77 CONV 22,000.00
MAY-77 S'TAX B* 57.20
MAY-77 FR'FEE B* .50
MAY-77 W'DEED B* 4.00 * 61.70

WARRANTY DEED

FROM
Zoltan J. Bokor et ux

TO
James F. Austin et ux

E02699

INDEXING REFERENCE

MAY 9 2 17 PM '77

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238