File: First & Mid-South Mtge. Co.

This instrument prepared by
SCHULMAN, FRIEDE & LEVEY
P. O. Box 2707
NASHVILLE, TENN. 37219

BOOK 5145 PAGE 172

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Smith et ux	First & Mid-South Mortgage Co.	Map 159
(NAME:)	(NAME:)	
	P. O. Box 2568	Par. 173
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------
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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 bargained and sold, and by these presents do transfer and convey unto the said GERALD SMITH and wife, PATRICIA L. SMITH, 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. 25 on the Plan of Bokor Heights, Section 3, as of record in Book 4300, page 62, Register's Office for said County.

Commencing at a point on the northwesterly margin of North Hillview Court and running along the southwesterly line North 79° 52' West 292.11 feet to a point; thence North 2° 59'10" East 210 feet to a point; thence South 87° 51' 15" East, 321.77 feet to a point; thence South 7° 38' East 206.14 feet to a point; thence westerly 93.04 feet along the northern margin of North Hillview Court around a curve to the point of beginning.

Being part of the same property conveyed to Zoltan J. Bokor by quitclaim deed from H. Fred Ford, Trustee, of record in Book 4389, page 465, Register' 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 100-foot minimum building setback line from North Hillview Court and a 10-foot easement for public utility purposes along the western and northern 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 $ 85,000.00

Affiant

Subscribed and sworn to before me, this the 16 day of May, 1977

Notary Public

My commission expires: 4-8-78

(Affix Seal)

B. HALL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E 0 2 7 9 4

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IDENTIF. REFERENCE

MAY 9 4 02 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

MAY-97	CONV	85,000.00			
MAY-97	S'TAX		B* 221.00		
MAY-97	PR'FEE		B* .50		
MAY-97	W'DEED		B* 6.00	*	227.50

unimproved ( )
This is 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 GERALD SMITH and wife, PATRICIA L. SMITH, their heirs and assigns, forever.

And we *do covenant with the said* Gerald Smith and wife, Patricia L. Smith, *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 1977, 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* Gerald Smith and wife, Patricia L. Smith, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* May, *19* 77, *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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Louise S. Clemmons, 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 day of ....., 19 77.

Louise S. Clemmons, Notary Public.

Commission Expires Feb 4-1979

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 .....