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

BOOK 5196 PAGE 656

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joseph J. Stowitschek et ux	Same	142-3-3
(NAME)	(NAME)	
7340 Cavalier Road	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Same	
(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, including the assumption of the balance of an indebtedness due to Home Federal Savings and Loan Association secured by deed of trust of record in Book 634, page 519, Register's Office for Davidson County, Tennessee, which the Granteesherein assume and agree to pay,

We, ZOLTAN J. BOKOR and wife, ILA F. BOKOR,

have this day bargained and sold, and do hereby transfer and convey unto the said JOSEPH J. STOWITSCHEK and wife, CAROLE E. STOWITSCHEK, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 69 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, page 92, Register's Office for said County.

Said Lot No. 69 fronts 108 feet on the northwesterly side of Cavalier Road and extends back 165.8 feet on the southwesterly line and 150 feet on the northeasterly line to a dead line, measuring 75.44 feet thereon.

Being the same property conveyed to Zoltan J. Bokor and wife, Ila F. Bokor, by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4519, page 335, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4064, page 909, as amended in Book 4318, page 652, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot minimum building setback line from northern margin of Cavalier Road and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and an overhang easement along the northern margin of Cavalier Road, and a 2.5 x 25' utility anchor easement located on the southeast corner of said lot as shown on plan of record in Book 3700, page 92, said Register's Office

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $33,000.00

Affiant

Subscribed and sworn to before me, this the 13 day of August, 19 77

My commission expires: 7-14-1979 (Affix Seal)

Notary Public

This is (unimproved) (improved) property, known as 7340 Cavalier 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 JOSEPH J. STOWITSCHEK and wife, CAROLE E. STOWITSCHEK, 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* Joseph J. Stowitschek and wife, Carole E. Stowitschek, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 13th *day of* August, 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,* 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* 12 *day of* August, *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 .....

WARRANTY DEED

FROM

Zoltan J. Bokor et ux

TO

Joseph J. Stowitschek et ux

E 25951

IDENTIF. REFERENCE

SEP 14 3 48 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

SEP 14 77	CONV	33,000.00			
SEP 14 77	S'TAX		B*	85.80	
SEP 14 77	PR'FEE		B*	.50	
SEP 14 77	W'DEED		B*	4.00	* 90.30

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