This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee 37215

WARRANTY DEED

BOOK 5431 PAGE 311

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard L. Hotchkiss	Same	Map 159
(NAME)	(NAME)	
1207 Saxon Drive		Parcel 164
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37215		
(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 by Richard L. Hotchkiss and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Walter L. Timmons, Sr. and wife, Ruth H. Timmons,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard L. Hotchkiss,

his (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Bokor Heights, Section 3, as of record in Book 4300, page 62, Register's Office for said County.

Said Lot No. 16 fronts 185.0 feet on the south side of West Hillview Drive and extends back 241.50 feet on the westerly line and 243.80 feet on the easterly line to a dead line measuring 134.32 feet thereon.

The above described property was conveyed to Walter L. Timmons, Sr. by deed from Zoltan J. Bokor and wife, Ila Frances Bokor, of record in Book 4703, page 97, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utilities and drainage along the rear line of premises, a 75-foot building setback line from West Hillview Drive, and conditions of owner's certificate, as shown on plan of record in Book 4300, page 62, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in Book 4550, page 142, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this the 1st day of May 19 79

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 837 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 Richard L. Hotchkiss, his (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 for 1979 taxes which are prorated and assumed by the purchaser.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Richard L. Hotchkiss, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 1st day of May, 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Walter L. Timmons Sr.
Walter L. Timmons, Sr.

Ruth H. Timmons
Ruth H. Timmons

BOOK 5431 PAGE 312

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Walter L. Timmons, Sr. and Ruth H. Timmons

*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 1st *day of* May, *19* 79

Nancy L Kota
Notary Public

Commission expires 4/10/82

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

754 [illegible] CHECK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
WARRANTY DEED 93690

FROM
Walter L. Timmons, Sr. et ux

TO
Richard L. Hotchkiss

F. 2. 7. 7. 8 2

IDENTIF. REFERENCE

MAY 4 1 24 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5431 PAGE 313

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

25000.00- CO
65.00 CO TX
.50 PRFEE
4.00 WDEED
CHECK 69.50-
0754A05/04/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2. 7. 7. 8 2.

IDENTIF. REFERENCE T

MAY 4 1 24 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 681958