WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 5993 PAGE 443

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Whitney Conviser (NAME)	new owner (NAME)	148 - 7
P. O. Box 23404 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	165,166,167,168
Nashville, Tennessee 37202 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BOKOR/BREWINGTON COMPANY, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES WHITNEY CONVISER a single man

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 4, 5, 6 and 7 on the Plan of Bakertown Gardens as of record in Plat Book 5800, page 135, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Bokor/Brewington Company, a partnership composed of Zoltan Bokor and Robert J. Brewington by deed from Emily King Harper of record in Book 5984, page 137, by quitclaim deed from Wesley Johnston and wife, Barbara Ann Johnston of record in Book 5984, page 145, and by limited warranty deed from The Cobb Corporation of record in Book 5984, page 147, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes; (2) Easement in Book 2154, page 587; and (3) All matters appearing on the Plan of record in Plat Book 5800, page 135, said Register's Office.

This is improved ( ) unimproved (XX) property, known as Lots 4, 5, 6 and 7 Bakertown Gardens Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of January, 19 83

BOKOR/BREWINGTON COMPANY

BY: R. J. Brewington

Zoltan V. Bokor

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5993 PAGE 444

Personally appeared before me, the undersigned, 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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zolton J. Bokor and R. J. Brewington with whom I am personally acquainted, and who, upon oath, acknowledged themselves ~~XXX~~ to be partners of the BOKOR/BREWINGTON COMPANY the within named bargainor, a ~~XXXXXXXX~~ partnership and that as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said Zolton J. Bokor and R. J. Brewington as such partners.

Witness my hand and official seal, at Nashville, Tennessee, this 1st day of January, 19 83.

George E. Mudter, Jr. Notary Public

Commission expires 1-20-85

H 2 6 3 1 6

IDENTIF. REFERENCE

JAN 17 3 56 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

James Whitney Conviser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 19 83.

MY COMMISSION EXPIRES: 1-20-85

(AFFIX SEAL) George E. Mudter, Jr. Notary Public

WARRANTY DEED

FROM

BOKOR/BREWINGTON COMPANY

TO

JAMES WHITNEY CONVISER

File Box 30

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

BOOK 5993 PAGE 445

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			[illegible]- CO	
			114.40 CO TX	
			.60 PRFEE	
			6.00 MDEED	
			CHECK	120.00-
1475AU1/17/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 3 1 6

IDENTIF. REFERENCE

JAN 17 8 56 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921536