WARRANTY DEED

BOOK 6345 PAGE 879

FROM: Zoltan J. Bokor

TO: Preston Hooper

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Preston Hooper
May Street, Rt. 2 Box 9
McEwen, Tennessee 37101

Send Tax Bills To:

same

Map-Parcel Numbers

148-23

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty Thousand Dollars ($50,000.00).

Preston Hooper
Affiant

SUBSCRIBED AND SWORN TO before me, this the 25 day of July, 1984.

Robert N. Buchanan III
Notary Public

My Commission Expires: 4-17-88

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ($10.00), Zoltan J. Bokor, a single man, as Grantor has bargained and sold, and by these presents does transfer and convey unto the said Preston Hooper, as Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A tract lying off Bakertown Road as more fully described in the attached Exhibit "A", which is incorporated by reference. Being the same property conveyed to Grantor by deed from Bokor Brewington Company of record in Book 6277, page 574, Register's Office for Davidson County, Tennessee, together with all appurtenant rights thereto.

This is unimproved property, known as Bakertown Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee his heirs, successors, and assigns, forever.

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And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for a lien for 1984 taxes which are prorated.

And Grantor does further covenant and bind his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee his heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Grantor further quitclaims to Grantee any and all right, title, and interest in and to that certain reserved 50 foot right of way as shown on the Plan of Section One, Bakertown Gardens of record in Book 5800, page 135, Register's Office for said county and further described on the Plan of Section Two, Bakertown Gardens by Anderson, Delk & Associates dated July 5, 1984, not of record, as follows:

> Commencing at a point in the westerly margin of Bakertown Road at the southeast corner of Lot 3 on the Plan of Section One, Bakertown Garden thence with a curve to the right with a radius of 25 feet and angle of 90.00 degrees, a distance of 39.27 feet to a point in the northern margin of said right of way; thence with said northern margin S 84° 56' 00" W 104.88 feet; thence crossing said right of way S 05° 04' 00" E 50 feet; thence down the southern margin of said right of way N 84° 56' 00" E 104.88 feet to a point at the beginning of a curve to the right; thence with said curve having a radius of 25 feet and an angle of 90.00 degrees a distance of 39.27 feet to a point in the westerly margin of Bakertown Road; thence with said westerly margin N 05° 04' 00" W 100.00 feet to the point of beginning.

Witness Grantor's hand this 25 day of July, 1984.

Zoltan J. Bokor

ZOLTAN J. BOKOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N Richmond a Notary Public in and for said County and State, the within named ZOLTAN J. BOKOR, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1984.

Robert N. Richmond

Notary Public

My Commission Expires: 4-17-88

RNB/7-25-84

EXHIBIT "A"

PARTNERSHIP REAL PROPERTY
"BAKERTOWN TRACT"

BEGINNING at an iron pin in the westerly right-of-way of Bakertown Road said pin being at the intersection of said right-of-way with the northerly boundary line of property owned by Haystack Nashville II Apartments Company as recorded in Deed Book 5551 page 515 in the Register's Office of Davidson County, Tennessee, said pin also being the Southwesterly corner of RESERVED PARCEL "B" on the plat of Cherokee Hills Subdivision Section Nine as recorded in Book 4300 Page 135 in said Register's Office; Thence with said Haystack Apartments boundary line North 86 deg. 10' 28" West 365.30 feet to a concrete monument at the Southeasterly corner of Magnum Heights Subdivision as recorded in Book 2330 page 147 in said Register's Office; Thence, with the easterly boundary line of said Magnum Heights according to the following: North 00 deg. 14' 09" West 265.71 feet to a concrete monument, North 00 deg. 13' 51" West 266.96 feet to a concrete monument at the southerly right-of-way and at the existing end of Wharton Drive; Thence, with the existing end of Wharton Drive North 00 deg. 05' 12" East 56.93 feet to a concrete monument at the northerly right-of-way of said Wharton Drive; Thence, continuing with said Magnum Heights easterly boundary line North 00 deg. 15' 33" West 285.00 feet to an iron pin; Thence, servering the property of Jonah E. Harper and wife, Emily King Harper as Recorded in Deed Book 2150 page 325 in said Register's Office according to the following: South 31 deg. 15' 02" East 215.42 feet to an iron pin, South 68 deg. 19' 32" East 75.00 feet to an iron pin, North 84 deg. 56' 00" East 125.00 feet to an iron pin in the westerly boundary line of said RESERVED PARCEL "B" of Cherokee Hills Subdivsion Section Nine; Thence, with said boundary line South 5 deg. 04' 00" East 700.89 feet to the point of beginning containing 5.53 acres, more or less.

Being the same property conveyed to Bokor Brewington Company, a Tennessee general partnership, by Quitclaim Deed of record in Book 5984, Page 145, Register's Office for Davidson County, Tennessee.

Included in the above, but excluded from this conveyance is that property described as Lots 1, 2, 3, 4, 5, 6, 7 and 8 on the Plan of Bakertown Gardens, Section One, as recorded in Book 5800, Page 135, Register's Office for Davidson County, Tennessee.

RUSH

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IDENTIF. REFERENCE

JUL 25 4 06 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6345 PAGE 882

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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 139.50-
6842A07/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE T

JUL 25 4 06 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 0055806