This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 10263 PG 420

ADDRESS NEW OWNER:
ERIC BOKOR
410 43rd Avenue North
Nashville, Tennessee 37209

SEND TAX BILL:
To New Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 045
PARCEL 047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, WILLIAM T. WHITLOW, unmarried, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto ERIC BOKOR, unmarried, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Being Tract No. 4 of the Dawson Property, and more particularly described as follows: Beginning at an iron pin in the centerline of a 50 foot ingress and egress easement as it intersects with Walker's West line 134.86 feet North of Walker's Southwest corner; thence with the centerline of said easement, South 85° 40' West 59.8 feet; North 67° 07' West 150.6 feet; North 52° 01' West 35.38 feet; North 35° 14' West 60.33 feet; North 38° 09' 40.82 feet; North 47° 28' West 197.72 feet; and North 41° 33' West 39.53 feet to an iron pin; thence leaving said right-of-way, North 3° 38' 03" West 714.05 feet to an iron pin in Leslie's line; thence with Leslie's South line, North 50° 55' East 350.56 feet to an iron pin; North 53° 55' East 140 feet to an iron pin; and North 49° East 77 feet to an iron pipe in stump; thence with Leslie and Walker's line, South 14° 57' 20" East 93.13 feet to a marked beech; thence continuing with Walker's West line, South 4° 26' 28" East 518.71 feet to an iron rod; and South 00° 18' 10" West 779.91 feet to the beginning, containing 12.07 acres, more or less, according to survey of Perry A. Chapdelaine, Jr., dated May 27, 1983.

Being the same property conveyed to William T. Whitlow and wife, Melanie Whitlow by Installment Deed from Jeffrey Wrenn and wife, Amanda T. McLaughlin of record in Book 6663, Page 450, said Register's Office. The said Melaine Whitlow, also known as Melanie Whitlow, died on April 19, 1993.

This is unimproved property known as 5165 Whitlow Mountain Road, Ashland City, TN 37015.

1996 County Taxes have been paid by the Grantor.

This conveyance is made subject to the following:

1. A right of way for ingress and egress over the herein described property as described in an instrument of record in Book 6663, Page 450, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said ERIC BOKOR, his heirs and assigns, forever; and I, WILLIAM T. WHITLOW, do further covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my heirs

and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of November, 1996.

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WILLIAM T. WHITLOW

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, WILLIAM T. WHITLOW, with whom I am personally acquainted, and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 15th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

Please do not publish.

The actual value or consideration, whichever is greater, for this transfer is $10,448.94.

AFFIANT

Subscribed and sworn to before me on this 15th day of November, 1996.

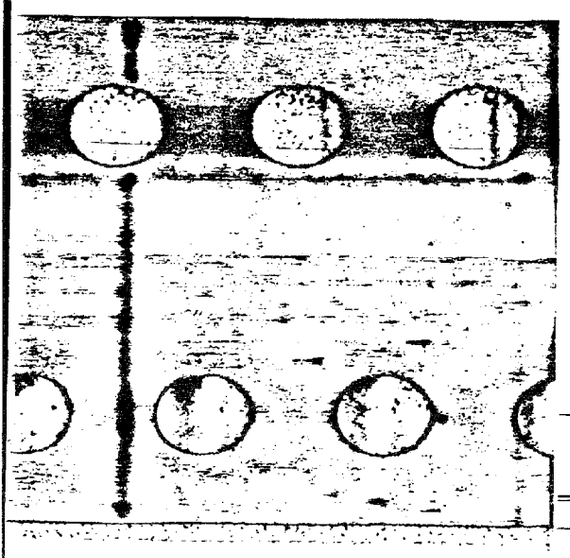
NOTARY PUBLIC

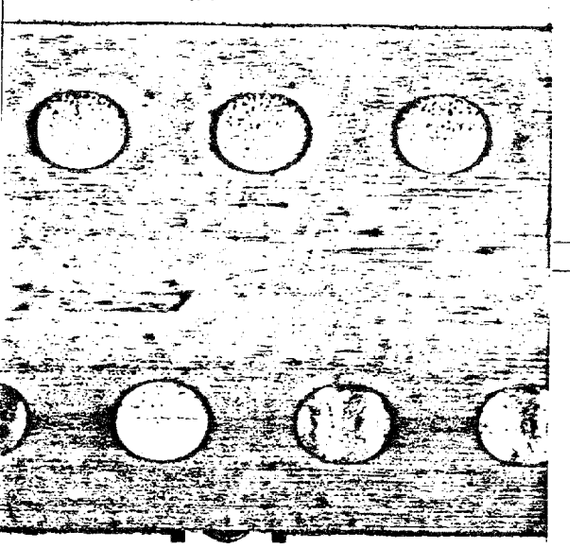
My Commission Expires: January 25, 1997

0247910
IDENTIF. & REFERENCE

96 NOV 19 PM 1:44
DAVIDSON COUNTY, TN.

6918 11/19 0101 03CHECK 47.67





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10263 PG 422

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
				CAMT 10448.94
				CON TX 38.67
				PRFEE 1.00
				WDEED 8.00
				TOTAL 47.67
				CHECK 47.67
11/19/96	01			13:45 0001 6918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247910 IDENTIF. ↑ REFERENCE

96 NOV 19 PM 1:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089635