BOOK 1523 PAGE 250

This instrument was prepared by
READ E. FOLK, JR., Attorney
3824 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-221364

READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-7-260	Mr/Mrs Owen W. Holzapfel,Jr. SAME AS BELOW	J.I.Kislak Mtg. Corp.of Florida
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
12W-14228	4708 Michigan Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumptionof, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 5, 1969, in the original principal sum of $11,250.00, payable to J. I. Kislak Mortgage Corporation of Florida, in monthly installments of $78.75, including interest at 7½% per annum, and being secured by a deed of trust executed by Mike Henry Salazar to J. J. Foley, Jr., Trustee, as of record in Book 4357, page 42,

MIKE HENRY SALAZAR and wife, LINDA S. SALAZAR

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto OWEN W. HOLZAPFEL, JR., and wife, CAROL J. HOLZAPFEL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 25 in an unrecorded Subdivision of a tract of land in the 12th, formerly 25th Ward of the City of Nashville, known as the Lockhart Property, described according to a copy of a survey thereof dated December 14, 1932, by S. R. Sanford, Jr., Civil Engineer, as follows:

BEGINNING at a point in the north margin of Michigan Avenue, at an iron pipe 160 feet east of the easterly margin of 48th Avenue, North; thence northerly parallel to the easterly margin of 48th Avenue, North 155 feet to an iron pipe in the margin of an alley; thence with the margin of the same, easterly 50 feet to a point; thence southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same, westerly 50 feet to the pointof beginning.

Being the same property conveyed to Mike Henry Salazar and wife, Linda S. Salazar, by deed from James A. Daniels and wife, Rhoda C. Daniels, as of record in Book 4357, page 40.

JUL26F	CONV	12,566.72			
JUL26F	S'TAX		A*	32.76	
JUL26F	PR'FEE		A*	.50	
JUL26F	W'DEED		A*	4.00	* 37.26

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of July, 1971.

Linda S. Salazar

Linda S. Salazar

Mike Henry Salazar

Mike Henry Salazar

Linda S. Salazar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Mike Henry Salazar and wife, Linda S. Salazar the 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 the 20th day of July, 19 71.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,566.72

Owen W. Holzapfel Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 19 71

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL) Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
MIKE HENRY SALAZAR AND WIFE

TO
OWEN W. HOLZAPFEL, JR.
AND WIFE

B 24305

IDENTIF. REFERENCE

Jul 26 2 40 PM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau E. Folk, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public