BOOK 5193 PAGE 760

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

45,000.00 Owen W. Holzapfel Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 1977

Earline Mizell
Notary Public

MY COMMISSION EXPIRES: 1-24-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen W. Holzapfel, Jr. (NAME)	Churchill Mortgage Corporation (NAME)	2DA 45302
309 Pineway Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., 300 (STREET ADDRESS)	120-10
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	7

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, WE, Paul Leonardo et ux Ruby S. Leonardo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Owen W. Holzapfel, Jr. et ux Carol J. Holzapfel

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

BEING Lot No. 25 on the Plan of Seven Oaks, Section 2, of record in Book 2133, Page 36, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Paul Leonardo et ux Ruby S. Leonardo by deed from Salem J. Najar et ux Jean S. Najar of record in Book 2700, Page 83, Register's Office, Davidson County, Tennessee.

Restrictions of record in Book 1788, Page 349 and Book 2087, Page 183, said Register's Office.
Public utility easement and bulding lines of record in Book 2133, Page 36, said Register's Office.
Condemnation proceeding Circuit Court of record in Minute Book 73, Page 276 and Minute Book 73, Page 343, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) property, unimproved ( ), known as 309 Pineway Drive (House Number) (Street) Nashville, Tennessee 37214 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 2ND day of SEPTEMBER, 1977

Paul Leonardo Paul Leonardo

Ruby S. Leonardo Ruby S Leonardo

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Leonardo et ux Ruby S. Leonardo

the bargainor, 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 2ND day of SEPTEMBER 19 77

Commission expires 1-29-79

Earline Moreen
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of, 19

My commission expires

Notary Public

WARRANTY DEED

FROM
Paul Leonardo

TO
Owen W. Holzapfel, Jr.

E 24539

IDENTIF. REFERENCE

SEP 7 10 43 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

SEP-7[illegible]	CONV	45,000.00			
SEP-7[illegible]	S'TAX		B*	117.00	
SEP-7[illegible]	PR'FEE		B*	.50	
SEP-7[illegible]	W'DEED		B*	4.00	* 121.50

C. Harold Reeves, Attorney
218 Fortune Building 1
311 Plus Park Boulevard
Nashville, Tenn. 37217
Hills Box #10