This instrument prepared by:

David Bradley
Attorney at Law
Nashville, Tenn. 37219

BOOK 5012 PAGE 859

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-12-221	NANCY R. SHIPLEY	FIDELITY FEDERAL SAVINGS & LOAN
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
24W-02000	1927 18th Avenue, South	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

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

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

JOHN PAUL BARACH AND WIFE, CAROL MENUEZ BARACH,

APR-6-76	CONV	24,000.00		
APR-6-76	S'TAX		B* 62.40	
APR-6-76	PR'FEE		B* .50	
APR-6-76	W'DEED		B* 4.00	* 66.90

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NANCY R. SHIPLEY,

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:

A certain lot or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 42 and the northerly 12 feet of Lot No. 43 on the Map of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, and in Book 421, page 154, Register's Office for said County.

Said Lot No. 42 and part of Lot No. 43 front together 112 feet on the westerly side of 18th Avenue South, formerly Baxter Boulevard, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to John Paul Barach and wife, Carol Menuez Barach by deed from Murry B. Stewart and wife, Lois Stewart, of record in Book 4763, page 656, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, setback lines, and easements of record, if any.

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., except for 1976 taxes which have been prorated and assumed by the Grantee.

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 5th day of April, 19 76.

John Paul Barach
JOHN PAUL BARACH

Carol Menuez Barach
CAROL MENUEZ BARACH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named John Paul Barach and wife, Carol Menuez Barach,

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 5th day of April, 1976.

My commission expires: 7/27/77

Notary Public

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 $ 24,000.00

Affiant: Nancy R. Shipley

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 19 76

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public: David B. Herbert

D 43489

Loan No. 110783-1

WARRANTY DEED

DBH:jpl

FROM

JOHN PAUL BARACH & WIFE,

CAROL MENUEZ BARACH

TO

NANCY R. SHIPLEY

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

APR 6 3 05 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

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