THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

5012 PAGE 907

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
101-0-154	JOHN PAUL BARACH, ET UX	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 552-126-3
8D-54504	541 Hickory Trails Drive	PROPERTY IS ☒ 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, and in the further consideration of the assumption of and agreement by the grantees herein to pay, the present balance now due, plus future interest, on a certain note dated August 29, 1973, in the original principal sum of $42,446.96, payable to Home Federal Savings & Loan Association of America, under the terms and conditions as set forth therein, said note being secured by a deed of trust executed by Thomas J. Ingle, Jr. and wife, Betty S. Ingle, to Attorneys Title Company, Trustee, of record in Book 4742- page 491, said Register's Office; we,

THOMAS J. INGLE, JR. AND WIFE, BETTY S. INGLE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN PAUL BARACH and wife, CAROL MENUEZ BARACH,

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. 23 on the Plat of Hickory Trail Farms, Section II, of record in Plat Book 4460, page 194, Register's Office for said County.

Said Lot 23 fronts 160 feet on the southerly margin of Hickory Trail Drive and extends back 621.98 feet on the easterly line, and 587.33 feet on the westerly line, to a line on the rear on which it measures 160.52 feet.

Being the same property conveyed to Thomas J. Ingle, Jr. and wife, Betty S. Ingle, by deed from Alvin W. Terrell & Son, Inc. of record in Book 4742, page 489, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions as may be made applicable to said property.

APR-6 76	CONV	65,635.54		
APR-6 76	S'TAX		B* 170.56	
APR-6 76	PR'FEE		B* .50	
APR-6 76	W'DEED		B* 4.00	* 175.06

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 as hereinbefore stated and for 1976 taxes, which have been prorated and assumed by the grantees.

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 6th day of April, 1976.

Thomas J. Ingle Jr.
THOMAS J. INGLE, JR.

Betty S. Ingle
BETTY S. INGLE

BOOK 5012 PAGE 908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas J. Ingle, Jr. and wife, Betty S. Ingle,

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 6th 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:

$ 65,635.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 1976

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

Notary Public

D 43506

IDENTIF. REFERENCE

APR 6 3 44 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

DBH:jpt

WARRANTY DEED

FROM
THOMAS J. INGLE, JR. & WIFE,
BETTY S. INGLE

TO
JOHN PAUL BARACH & WIFE,
CAROL MENUEZ BARACH

Please Return to:
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