INSTRUMENT PREPARED BY:

BOOK 5013 PAGE 347 110782-3

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-12-220 Pw	Mr/Mrs L. Howard Nicar,Jr.	Fidelity Federal S & L
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 110782-3
22W-15150	1911 18th Avenue, South	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; we,

JOHN P. BARACH AND WIFE, CAROL M. BARACH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto L. HOWARD NICAR, JR & WIFE, DAPHNE M. NICAR

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 the southerly 80 feet of Lot No. 38 on the Plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for said County.

Said part of Lot No. 38 fronts 80 feet on the westerly side of 18th Avenue, South, formerly Baxter Boulevard, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to John P. Barach and wife, Carol M. Barach, by deed from Alice A. Burton of record in Book 3402, page 616, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions 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 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 5th day of April, 1976.

John P. Barach
JOHN P. BARACH

Carol M. Barach
CAROL M. BARACH

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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 John P. Barach and wife, Carol M. 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

APR-7 CONV 32,000.00
APR-7 STAX B* 83.20
APR-7 PRFEE B* .50
APR-7 RECD C* 4.00 * 87.70

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
$ 32,000.00
Amant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 1976
MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)
Notary Public

110782-3

DBH:jpf WARRANTY DEED

FROM
JOHN P. BARACH & WIFE,

TO
CAROL M. BARACH

L. HOWARD NICAR, JR. & WIFE,

DAPHNE M. NICAR

D 43699

IDENTIF. REFERENCE

APR 7 2 48 PM '76

FELIX DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

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