THIS INSTRUMENT PREPARED BY:

DAVID E. [illegible]
ATTORNEY AT LAW, [illegible]

BOOK 5018 PAGE 73

WARRANTY DEED

REAU E. FOLK, JR. FORM

NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Anne P. Johnson	New Owner

GRANTOR'S PARCEL NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
104-12-229	1909 18th Avenue, South	
FIELD BOOK NUMBER(S) 22W-15145		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 consideration, the receipt of which is hereby acknowledged; we,

John Paul Barach and wife, Carol Menuez Barach,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Anne P. Johnson, unmarried,

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 one half of Lot No. 37 and the northerly 20 feet of Lot No. 38 in the Christopher and Kirkman Addition to Nashville, a plan of which is of record in Book 57, page 158, Register's Office for said County.

Said southerly half of Lot No. 37 and the northerly 20 feet of Lot No. 38 front together 70 feet on the westerly side of 18th Avenue, South, formerly Baxter Boulevard, and extends back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to John Paul Barach and wife, Carol Menuez Barach by deed from W. Nick Tune and wife, Willo C. Tune, of record in Book 4670, page 935, Register's Office for said County.

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, a lien not yet due and payable, which has been 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 29th day of April, 1976.

John Paul Barach
JOHN PAUL BARACH

Carol Menuez Barach
CAROL MENUEZ BARACH

BOOK 5018 PAGE 74

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 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 19th day of April, 19 76.

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 $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 76

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

Notary Public

D 45970

WARRANTY DEED

DBH:ipr

FROM

JOHN PAUL BARACH AND WIFE,

CAROL MENUEZ BARACH

TO

ANNE P. JOHNSON,

UNMARRIED

IDENTIF. REFERENCE

APR 23 9 29 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

APR 23 CONV. 28,000.00
APR 23 STAX B* 72.80
APR 23 INTGT B* .50
APR 23 RCRDG B* 4.00 * 77.30
APR 23 WDEED