THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 5021 PAGE 12

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
22W-15490 22W-15495	JOHN E. LOISEAU, ET UX	Security Federal Savings & Loan 2100 Franklin Rd Nash. Tenn.
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1916-1918 18th Ave. South	LOAN OR ACCOUNT NO. 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 BARACH and wife, CAROL MENUEZ BARACH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN E. LOISEAU and wife, CLARA N. LOISEAU,

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:

TRACT I:
Being Lot No. 76 in the Belmont Park Company's Addition to Nashville, of record in Book 57, page 156, Register's Office for said County.

Said Lot No. 76 fronts 50 feet on the easterly side of 18th Avenue South, and extends back between parallel lines 162 feet to an alley.

TRACT II:
Being Lot No. 77 on the Plan of Belmont Park Company's Addition to Nashville, as of record in Book 57, page 156, Register's Office for said County.

Said Lot No. 77 fronts 50 feet on the east side of 18th Avenue, South, and runs back between parallel lines 162 feet to an alley.

Being the same property conveyed to John Barach and wife, Carol Menuez Barach, by deed of record in Book 4687, page 579, said Register's Office.

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 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 30th day of April, 1976.

John Barach
JOHN BARACH

Carol Menuez Barach
CAROL MENUEZ BARACH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5021 PAGE 13

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named John 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 30th 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

$ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 76

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

Notary Public

WARRANTY DEED

DBH:jpr

FROM

JOHN BARACH AND WIFE,

CAROL MENUEZ BARACH

TO

JOHN E. LOISEAU AND WIFE,

CLARA NELLE LOISEAU

D 47261

IDENTIF. REFERENCE

MAY 3 10 01 AM '76

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 the _____, 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