OFFICIAL RECEIPT

BOOK 5877 PAGE 857

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,800.00

Helen Vrailas Bateman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 1982.

John D. Adams
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2033 Richard Jones Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Vrailas Bateman (NAME)	Security Federal Savings & Loan (NAME)	104-12, S. [illegible]
725 Adkisson Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	246
Nashville, TN 37205 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	22W-15490

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, John Elmer Loiseau, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen Vrailas Bateman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 77 on the plan of Belmont Park Co.'s Addition of record in Book 57, page 156, Register's Office for said County.

SAID Lot No. 77 fronts 50 feet on the easterly margin of 18th Avenue South and extends back between parallel lines 162 feet to an alley.

BEING part of the same property conveyed to John E. Loiseau and wife, Clara N. Loiseau, by deed from John Barach and wife, Carol Menuez Barach, of record in Book 5021, page 12, said Register's Office. The said John E. Loiseau and Clara N. Loiseau have since been divorced by Final Decree of the First Circuit Court for said County, Docket No. 86912 in Minute Book 143 C, page 2031, a Certified Copy of which is of record in Book 5608, page 38, said Register's Office; the interest in said property of said Clara N. Loiseau was divested out of her and vested in John Elmer Loiseau.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of two notes, the first being secured by a first mortgage deed of trust to Security Federal Savings & Loan Association of Nashville, of record in Book 5021, page 14, and the second being secured by a second mortgage deed of trust to John Barach and wife, Carol Menuez Barach of record in Book 5022, page 335, both in said Register's Office, and that the escrow account in connection with the aforesaid first mortgage deed of trust is hereby transferred to the said grantee.

The said John E. Loiseau and John Elmer Loiseau being one and the same person.

This is unimproved ( ) improved (XX) property, known as 1916 18th Avenue South, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of April, 1982

John Elmer Loiseau

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Elmer Loiseau

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of April 1982

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JOHN ELMER LOISEAU

TO
HELEN VRAILAS BATEMAN

G. 8 8 8 6 8

IDENTIF. REFERENCE

APR 28 8 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WILKINS & ADAMS
ATTORNEYS AT LAW
2033 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

dp

4101 04/28 172.38- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5877 PAGE 859

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			63800.00- CO	
			165.88 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 172.38-	
4101A04/28/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.8.8868

IDENTIF. REFERENCE

APR 28 8 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 878153