37

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Wesley S. and Debbie F. Reagan 7551 Holloway Road Goodlettsville, TN 37072	83-09-66 83-10-257	Carol Barach 541 Hickory Trail Dr. Nashville, TN 37209
This instrument prepared by: Boult, Cummings, Conners & Berry (ACB) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CAROL MENUEZ BARACH** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **WESLEY S. REAGAN and wife, DEBBIE F. REAGAN** (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

Real estate taxes for the current year which have been prorated between the parties.

All matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,256.82.

Wesley S. Reagan
Affiant

Subscribed and sworn to before me this 17 day of August, 1995.

Robin J. Payton
Notary Public
My Commission Expires: 3/21/98

ROBIN J. PAYTON NOTARY PUBLIC AT LARGE

246441.1 ABARACH
004811-000 8/18/95

This is improved property, known as 1705 Forrest Avenue and 1312 Gartland Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 21st day of August, 1995.

Carol Menuez Barach

CAROL MENUEZ BARACH

The undersigned joins herein for the purpose of relinquishing any marital rights he may possess in the Property

John Paul Barach

JOHN PAUL BARACH

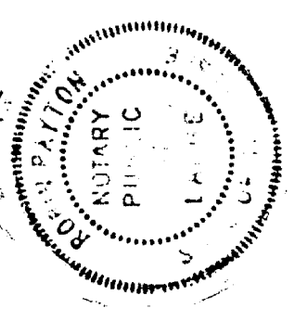
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robin Payton, Notary Public, Carol Menuez Barach and John Paul Barach, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of August, 1995.

Robin J. Payton

Notary Public
My Commission Expires: 3/21/98



246441.1 ABARACH
004811-000 8/18/95

EXHIBIT A

1312 Gartland Avenue:

Being the easterly one-half of Lot No. 7 of Block No. 2 in D. H. Bailey's Subdivision of part of Andrew Allison property, a plan of which is of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 7 fronts 50 feet on the south side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to John Paul Barach, and wife, Carol Menuez Barach, by Successor Trustee's Deed, as of record in Book 8829, page 564, said Register's Office, and by John Paul Barach to Carol Menuez Barach by Quitclaim Deed of record in Book 9609, page 880, said Register's Office.

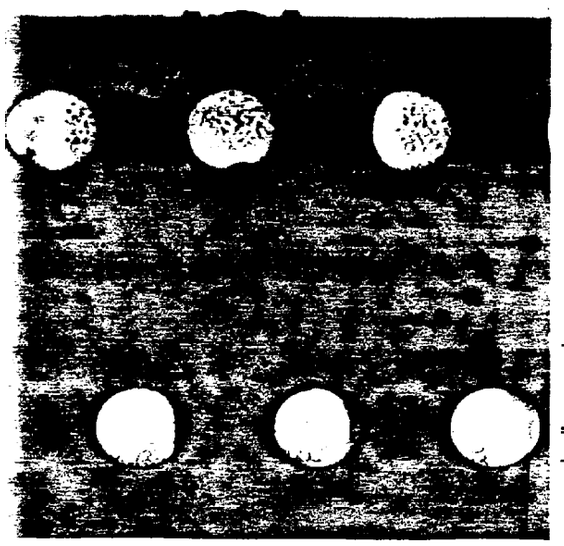
1705 Forrest Avenue:

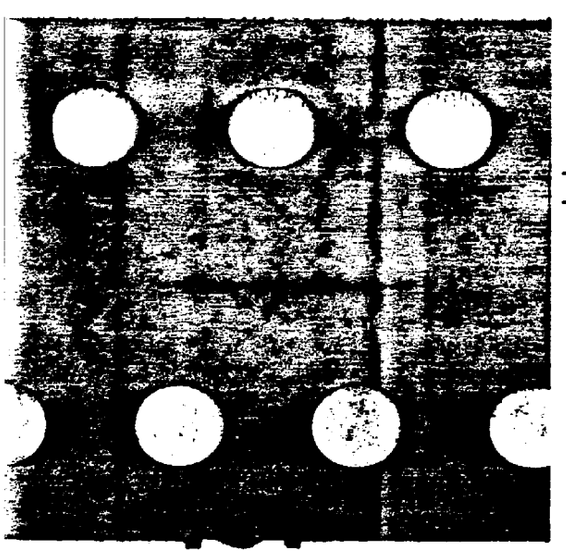
Being the Lot No. 3 on the unrecorded Map showing the subdivision of Lot No. 82 on the Plan of Lockeland and described according to a copy of a survey thereof made by W. B. Southgate Surveyor, dated May 1905, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 52 feet on the northerly margin of Forrest Avenue, formerly Morrow Street, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to John Paul Barach, and wife, Carol Menuez Barach, by Successor Trustee's Deed, as of record in Book 8829, page 569, said Register's Office, and by John Paul Barach to Carol Menuez Barach by Quitclaim Deed of record in Book 9609, page 882, said Register's Office.

0091533
IDENTIF. ↑ REFERENCE
95 AUG 21 PM 1:25
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
4649 08/21 0101 03CHECK 291.41
246441.1 ABARACH
004811-000 8/18/95





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

RECEIVED OF _____

FOR _____

BOOK 9768 PG 440

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

CAMT 75256.82
CON TX 278.61
PRFEE 1.00
WDEED 12.00
TOTAL 291.61
CHECK 291.61

08/21/95 01 13:26 0001 4649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091533
IDENTIF. ↑ REFERENCE

95 AUG 21 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943608