| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| GREGORY H. BAER (NAME) | Heritage Federal Savings & Loan (NAME) | 76-1 |
| 816 OAK LEAF DRIVE (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 189 (STREET ADDRESS) | Pan 51 |
| NASHVILLE, TN. (CITY) (STATE) (ZIP CODE) | Lebanon, TN 37088-0189 (CITY) (STATE) (ZIP CODE) | of |

**WARRANTY DEED** BOOK 6159 PAGE 405

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,

HERITAGE FEDERAL SAVINGS & LOAN, HEREINAFTER NAMED THE GRANTOR

have bargained and sold, and by these presents do transfer and convey unto the said GREGORY H. BAER AND WIFE, AILEESHA L. BAER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE PLAN OF OAK CREEK SUBDIVISION, AS OF RECORD IN BOOK 5200, PAGE 96, SAID REGISTER'S OFFICE.

SAID LOT NO. 49 FRONTS 90 FEET ON THE NORTHERLY SIDE OF OAK LEAF DRIVE AND EXTENDS BACK 142.27 FEET ON THE EASTERLY LINE AND 144.06 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 99.88 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HERITAGE FEDERAL SAVINGS & LOAN BY TRUSTEES DEED FROM JERE N. MC CULLOCH, SUBSTITUTE TRUSTEE, AS OF RECORD IN BOOK 6035, PAGE 860, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 816 OAK LEAF DRIVE (House Number) (Street)
NASHVILLE, TN. (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 26TH day of OCTOBER, 19 83.

James M. Powell

James M. Powell, Exec. Vice President

Heritage Federal Savings & Loan

1703 145.60 CHECK

[redacted]

STATE OF TENNESSEE
COUNTY OF _____

BOOK S189 PAGE 406

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, THE UNDERSIGNED, a Notary Public of the State and County aforesaid, personally appeared James M. Powell and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Exec. Vice Pres. and _____ respectively of the HERITAGE FEDERAL SAVINGS & LOAN, the within named bargainor, a corporation, and that himself as such Exec. Vice Pres. and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said James M. Powell as such Exec. Vice President and attesting the same by the said James M. Powell as such Exec. Vice President.

Witness my hand and seal, at office in Lebanon, this 26TH day of OCTOBER, 19 83

Becky Ann Jennings Notary Public

Commission expires MAR 2 4 1984

BECKY ANN JENNINGS
Notary Public - Wilson County

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Tony M. Spurlock

Sworn to and subscribed before me this 26TH day of OCTOBER, 19 83.

My commission expires MAR 2 4 1984 Notary Public Becky Ann Jennings

BECKY ANN JENNINGS
Notary Public - Wilson County

This instrument was prepared by:

| Name | Address |
|---|---|
| WILLIAM G. TRABER, ATTORNEY, | 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T |

MAIL ENVL.

WARRANTY DEED

FROM HERITAGE FEDERAL SAVINGS & LOAN

TO GREGORY H. BAER ET UX

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RECEIVED FOR RECORD
NOV 3 2 01 PM '83

REFERENCE

H J 4 2 5 9

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5159 PAGE 407

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

53500.00- CAMT.
139.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 145.60-
0095A11/03/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 4 2 5 9

IDENTIF. REFERENCE

Nov 3 2 01 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 991005