Return To:
Priority Escrow Services, Inc
51 Century Blvd., Suite 110
Nashville, TN 37214-3614
(615) 391-4185

Box 29

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2001

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Foylan Heraz & Jeanette Santiago | | Map 76.01<br>Parcel 51 |

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,

**Gregory H. Baer and wife, Aileesha L. Baer**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Froylan Heraz and wife, Jeanette Santiago**

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. 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 EXTEND BACK 142.27 FEET ON THE EASTERLY LINE AN 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 GREGORY H. BAER AND WIFE, AILEESHA L. BAER BY DEED FROM HERITAGE FEDERAL SAVINGS AND LOAN, DATED OCTOBER 26, 1983 AND OF RECORD IN BOOK 6169, PAGE 405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 96, Register's Office for Davidson County, Tennessee, including but not limited to a 30 foot minimum building setback line along front of said lot, a 10 foot utilities and drainage easement along rear and east side of said lot, and a sanitary sewer easement across the southeasterly portion of said lot.
3) Property is subject to Restrictive Covenants contained in Book 5360, Page 572, and amended in Book 5382, Page 827, Register's Office for Davidson County, Tennessee.
4) Property is subject to any portion of the premises lying within the right-of-way of Oak Leaf Drive.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 816 Oak Leaf Drive, Old Hickory, TN 37138
(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 our hand(s) this 15th day of August, 2001.

Gregory H. Baer

Aileesha L. Baer

Davidson County DEEDWARR
Recvd: 08/17/01 13:36 2pgs
Fees:13.00 Taxes:333.00

20010817-0089194

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gregory H. Baer and wife, Aileesha L. Baer, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

Address New Owner(s)
Janet S. Morales
Froylan H. Meraz
816 Oak Leaf Drive
Old Hickory, TN 37138

Send Tax Bills to:
GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19044-0963

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076