Davidson County DEEDWARR
Recvd: 08/28/02 15:41 3pgs
Fees:18.00 Taxes:680.80

20020826-0103155

BOX 15

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

# Warranty Deed

| Address of New Owners: | Mortgagee/Send Tax Bills to: | Map & Parcel |
|---|---|---|
| Loy S. Hayes | Navy Federal Credit Union | 171-3B-128CO |
| 641 Old Hickory Blvd. Unit #310 | P.O. Box 3340 | |
| Brentwood TN 37027 | Merrifield, VA 22119-3340 | |

**********

**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**

**Dan Carlyle, unmarried**

**HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO**

**Loy S. Hayes and wife, Margie L. Hayes**

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

**Land in the Davidson County, Tennessee, being Lot/Unit Number 44 also having been erroneously referred to as Lot/Unit No. 310, on the Plan of Townhomes of Fredericksburg, Phase 1, Section 3, of record in Plat Book 9700, Page 534, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Dan A. Carlyle, unmarried by Deed of record in Instrument No. 20001114-0112655, Register's Office for Davidson, County, Tennessee**
**Reference is hereby made to the Power of Attorney of Dan Carlyle being recorded in Instrument No. 20020826-0103153, Register's Office for Davidson County, Tennessee.**
**The Affidavit of Attorney in Fact is hereby added to and made a part hereof.**

**This conveyance is subject to all restrictions and easements of record.**

**This is improved property known as 641 Old Hickory Blvd. Unit #310, Brentwood TN 37027.**

**TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 22ND DAY OF AUGUST, 2002.**

Dan Carlyle by Lori D. Atchley his ATTY-IN-FACT

**Dan Carlyle**
**By: Lori D. Atchley, his atty-in-fact**

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, LORI D. ATCHLEY, IN HER CAPACITY AS ATTORNEY IN FACT FOR DAN CARLYLE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE ATTORNEY IN FACT OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 22ND DAY OF AUGUST, 2002.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: 08/24/03

My Commission Expires AUG 24, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2002.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 24 20[illegible]

# *AMERICAN ESCROW COMPANY*

AFFIDAVIT OF ATTORNEY IN FACT

**DAN CARLYLE**

**STATE OF TENNESSEE**

**COUNTY OF SUMNER**

**The undersigned Affiant, being first duly sworn, deposes and says as follows:**

**1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.**

**2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.**

**3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.**

**FURTHER THE AFFIANT SAYETH NOT:**

**WITNESS my hand on this the 22nd day of August, 2002**

**LORI D. ATCHLEY**

**SWORN to and subscribed before me, this 22nd day of August, 2002**

**Notary Public** **K. J. Shelton**

**My Commission Expires: August 24, 2003**

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003

**AIF-POA.RDW**