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

Davidson County DEEDWARR
Recvd: 12/06/06 10:46 3 pgs
Fees:18.00 Taxes:647.50
20061206-0150698

Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel
Jeffrey R. Tunney Franklin American Mortgage 05303025800 4D44750
1400 Overton St. 501 Corporate Centre Dr. S-400 04209001200
Old Hickory TN 37138 Franklin, TN 37067

**********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
Rachel Sanderson, now married and known as Rachel Sanderson Hester

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jeffrey R. Tunney and wife, Lauren J. Tunney & Linda A. Harbin, married *
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 Davidson County, Tennessee, being Lot Number 167, on the Plan of Village of Old Hickory, Section B, of record in Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Rachel Sanderson, unmarried by Deed, dated August 6, 2003 of record in Instrument No. 20030811-0114223, Register's Office for Davidson County, Tennessee.
Rachel Sanderson having since married and now known as Rachel Sanderson Hester.
Reference is hereby made to the Power of Attorney of Rachel Sanderson Hester and husband Richard Mark Hester of record in Instrument No. 20061206-0150697, Register's Office for Davidson County, Tennessee.
The Affidavit of Attorney in Fact is hereby added to and made a part hereof.
Richard Mark Hester, spouse of Rachel Sanderson Hester joins in this conveyance for the express purpose of conveying any and all of his right, title and interest, including all martial and homestead rights in and unto the within described property to the named Grantees.
This conveyance is subject to all restrictions and easements of record.
This is improved property known as 1400 Overton Street Old Hickory TN 37138.

*AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP WITH THE REMAINDER TO SURVIVOR IN FEE

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 30th day of November, 2006.

Rachel Sanderson Hester By Rita Webb her atty-in-fact
Rachel Sanderson Hester By: Rita Webb, her atty-in-fact

Richard Mark Hester By: Rita Webb his atty-in-fact
Richard Mark Hester By: Rita Webb, his atty-in-fact

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, RITA WEBB, IN HER CAPACITY AS ATTORNEY IN FACT FOR RACHEL SANDERSON HESTER AND HUSBAND RICHARD MARK HESTER 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 30TH DAY OF NOVEMBER, 2006.

Notary Public K. J. Losh

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2006.

Notary Public K. J. Losh

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

RACHEL SANDERSON HESTER, ET VIR

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 30th day of November, 2006

RITA WEBB

SWORN to and subscribed before me, this 30th day of November, 2006.

Notary Public K. J. Losh

My Commission Expires: July 24, 2007

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

AIF-POA.RDW