Davidson County DEEDWARR
Recvd: 02/26/07 09:19 3 pgs
Fees:18.00 Taxes:540.20

20070226-0023154

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
Lori L. Simpson	Franklin American Mortgage	53-3-54
1210 Clarke Street	501 Corporate Centre Dr. S-400	4D 44085
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

Harry Roger Evetts

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

Lori L. Simpson

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 100, on the Plan of E. I. du Pont de Nemours and Company's Subdivision, 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 Harry Roger Evetts and wife, Adele B. Evetts by Deed, dated August 1, 1983 of record in Book 6109, Page 108, Register's Office for Davidson County, Tennessee.

Adele B. Evetts having since died on September 4, 2004. Adele B. Evetts being one in the same person as Adele Burns Evetts.

The Grantor hereby covenants with the Grantee that the property conveyed herein is not the primary residence of the Grantor.

Reference is hereby made to the Power of Attorney of Harry Roger Evetts being recorded in Instrument No. 20070226 0023153, 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 1210 Clarke Street
Old Hickory TN 37138.

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 21ST DAY OF FEBRUARY 2007.

Harry Roger Evetts by: Janet L. Curtis his attorney in fact

Harry Roger Evetts BY: Janet L. Curtis, his attorney in fact

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALY APPEARED BEFORE ME, JANET L. CURTIS, IN HER CAPACITY AS ATTORNEY IN FACT FOR HARRY ROGER EVETTS, 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 21ST DAY OF FEBRUARY 2007.

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

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY 2007.

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

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

HARRY ROGER EVETTS

STATE OF TENNESSEE

COUNTY OF Davidson

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 21st day of February, 2007

JANET L. CURTIS

SWORN to and subscribed before me, this 21st day of February, 2007

Notary Public K. J. Losh

My Commission Expires: July 24, 2007

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