Davidson County DEEDWARR
Recvd: 09/04/07 10:16 3 pgs
Fees:18.00 Taxes:715.21
20070904-0105620

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
Jeffery R. Darnell	Franklin American Mortgage	33-6-3
1045 Fontaine Dr.	501 Corporate Centre Dr. S-400	10D49002
Goodlettsville TN 37072	Franklin, TN 37067	

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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

Michael E. Manthey, unmarried

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

Jeffery R. Darnell and wife, Kimberly W. Darnell

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 10th Civil District of Davidson County, Tennessee, being Lot Number 67, on the Plan of Plantation Estates, Section Two, of record in Plat Book 3842, Page 136, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Manthey and wife, Carolyn S. Manthey by Deed, dated December 19, 1994 of record in Book 9554, Page 802, Register's Office for Davidson County, Tennessee. Carolyn S. Manthey having since died on September 1, 2006, in Sumner County, Tennessee.

This conveyance is subject to all restrictions and easements of record. Reference is hereby made to the Power of Attorney of Michael E. Manthey of record in Instrument No. 20070904 0105619, Register's Office for Davidson County, Tennessee. The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

This is improved property known as 1045 Fontaine Drive Goodlettsville TN 37072.

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 29TH DAY OF AUGUST 2007.

Michael E Manthey By: Daltina L Lovell, his atty-in-fact

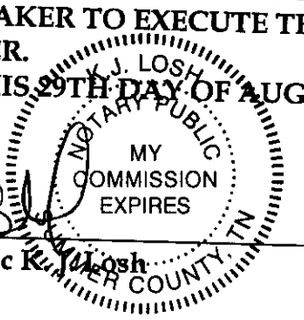
Michael E. Manthey By: Daltina L. Lovell, his atty-in-fact

atty-in-fact

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALY APPEARED BEFORE ME, DALTINA L. LOVELL, IN HER CAPACITY AS ATTORNEY IN FACT FOR MICHAEL E. MANTHEY, 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 29TH DAY OF AUGUST 2007.



Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,300.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST 2007.



Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

MICHAEL E. MANTHEY

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 29th day of August, 2007

Daltina L. Lovell

DALTINA L. LOVELL

SWORN to and subscribed before me, this 29th day of August, 2007.

Notary Public K. J. Losh

My Commission Expires: July 18, 2011

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN