BILL GARRETT, Davidson County
Trans:T20090056987 DEEDWARR
Recvd: 08/20/09 09:39 3 pgs
Fees:18.00 Taxes:464.35
20090820-0078347

Prepared by/Return to:
American Escrow Company
131 Maple Row Blvd. E-501
Hendersonville, TN 37075

# Warranty Deed

| Address of New Owners: | Mortgagee/Send Tax Bills to: | Map & Parcel |
|---|---|---|
| Neil E. McCulley | Franklin American Mortgage | 064-12-0-A 326CO |
| 326 Thunder Place | 501 Corporate Centre Dr. S-400 | |
| Hermitage TN 37076 | 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

Charlene E. Power, unmarried

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

Neil E. McCulley and wife, Sandra Leigh McCulley

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 Unit Number 326, on the Plan of Fox Run Condominiums, Second Revision, Part of Section 2 and First Revision, Part of Section 1, of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert R. Power and wife, Charlene E. Power by Deed, dated July 15th, 1999 of record in Book 11579, Page 771, Register's Office for Davidson County, Tennessee.

Robert R. Power having since died on May 1, 2007 in Davidson County, Tennessee.
Robert R. Power being one in the same person as Robert Rice Power.
Reference is hereby made to the Power of Attorney of Charlene E. Power of record in Instrument No. 20090820-0078346, 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 326 Thunder Place Hermitage TN 37076.

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 14TH DAY OF AUGUST 2009.

Charlene E Power by Karin Beth Jones her atty-in-fact

Charlene E. Power
By: Karin Beth Jones, her atty-in-fact

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALY APPEARED BEFORE ME, KARIN BETH JONES, IN HER CAPACITY AS ATTORNEY IN FACT FOR CHARLENE E. POWER, 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 14TH DAY OF AUGUST 2009.

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

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 $125,500.00.

Neil E. McCulley

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST 2009.

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

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

# *AMERICAN ESCROW COMPANY*

AFFIDAVIT OF ATTORNEY IN FACT

**CHARLENE E. POWER**

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 14th day of August, 2009**

Karin Beth Jones

**KARIN BETH JONES**

**SWORN to and subscribed before me, this 14th day of August, 2009**

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

**Notary Public K. J. Losh**

**My Commission Expires: July 18, 2011**

AIF-POA.RDW