BILL GARRETT, Davidson County
Trans:T20100069432 DEEDWARR
Recvd: 11/02/10 10:58 3 pgs
Fees:18.00 Taxes:314.13
20101102-0087690

Prepared by/Return to:
American Escrow Company
131 Maple Row Blvd. E-500
Hendersonville, TN 37075

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Drake A. Prange	PrimeLending	53-3-151
1403 Debow Street	18111 Preston Road	
Old Hickory TN 37138	Dallas, TX 75252	

****

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

John A. Romanelli and wife, Judith L. Romanelli

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

Drake A. Prange and wife, Megan B. Prange

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 4th Civil District of Davidson County, Tennessee, being Lot Number 43-31, on the Plan of Section "C", Village of Old Hickory as shown on the revised plan recorded April 10, 1951, in Book 1835, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John A. Romanelli and wife, Judith L. Romanelli by Deed, dated September 9th, 1981 of record in Book 5793, Page 615, Register's Office for Davidson County, Tennessee.

Reference is hereby made to the Power of Attorney of John A. Romanelli and wife, Judith L. Romanelli of record in Instrument No. 20101102-0087689, 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 1403 Debow 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 29TH DAY OF OCTOBER, 2010.

John A. Romanelli
By: Tyrone Witherspoon, his atty-in-fact
By: Tyrone Witherspoon, his atty-in-fact

Judith L. Romanelli
BY: Tyrone Witherspoon, her atty-in-fact
BY: Tyrone Witherspoon, her atty-in-fact

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALY APPEARED BEFORE ME, TYRONE WITHERSPOON, IN HER CAPACITY AS ATTORNEY IN FACT FOR JOHN A. ROMANELLI AND WIFE, JUDITH L. ROMANELLI, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE 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 OCTOBER 2010.

K.J. LOSH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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 $84,900.00.

Tyrone Witherspoon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER 2010.

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

K.J. LOSH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

JOHN A ROMANELLI & JUDITH L. ROMANELLI

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 October, 2010

Tyrone Witherspoon
TYRONE WITHERSPOON

SWORN to and subscribed before me, this 29th day of October, 2010

K.J. LOSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public K. J. Losh

My Commission Expires: July 18, 2011