Davidson County DEEDWARR
Recvd: 08/26/02 10:02 2pgs
Fees:13.00 Taxes:296.00

20020826-0102667

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by HAL WILSON and KIRK WHITWORTH, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, PHILIP W. RAGSDALE, and RITA E. STILES, have bargained and sold, and by these presents do transfer and convey unto the said HAL WILSON and KIRK WHITWORTH, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 14 in the Subdivision of the Calvin Davis Lot, being a part of Block B in F.O. Beazley's Addition to East Nashville, a Plan of which subdivision of record in Book 57, Page 85, Register's Office for said County.

Being the same property conveyed to Philip W. Ragsdale and Rita E. Stiles by Quitclaim Deed from Georgia Bates of record in Book 8146, Page 476, Register's Office for Davidson County.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said HAL WILSON and KIRK WHITWORTH, their heirs and assigns, forever. And we do covenant with the said HAL WILSON and KIRK WHITWORTH, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said HAL WILSON and KIRK WHITWORTH, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 16 day of August, 2002.

PHILIP W. RAGSDALE

STATE OF G.A.
COUNTY OF Dougherty

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **PHILIP W. RAGSDALE,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 16 day of Aug., 2002.

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires Feb. 6, 2004

DENISE H. NORTON NOTARY PUBLIC DOUGHERTY

Rita E. Stiles
RITA E. STILES

STATE OF Arkansas
COUNTY OF Bradley

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **RITA E. STILES,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 19th day of August, 2002.

Gayle Simpson
NOTARY PUBLIC

My Commission Expires: June 26, 2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rita Stiles
AFFIANT

Sworn to and subscribed to before me this 19th day of August, 2002.

Gayle Simpson
NOTARY PUBLIC

My Commission Expires: June 26, 2002

MAP 83-05
PARCEL 213.00

ADDRESS OF NEW OWNERS:
HAL WILSON and
KIRK WHITWORTH
302 42nd Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:

SAME