PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

Map No. 072-12-0-220
Parcel No. _____

EDGAR WILHITE
to
CHARLES W. EVILCIZER and wife, JUANITA S. EVILCIZER

Davidson County DEEDWARR
Recvd: 01/13/03 16:15 3pgs
Fees:18.00 Taxes:225.70
20030113-0005478

Mail Tax Notices to:
Charles + Juanita Evilcizer
3570 Brickchurch Pike
Nashville, TN 37207

WARRANTY DEED

For and in consideration of the sum of Sixty One Thousand ($61,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, EDGAR WILHITE, a single person, have bargained and sold, and by these presents do transfer and convey unto the said CHARLES W. EVILCIZER and wife, JUANITA S. EVILCIZER, their heirs and assigns, a certain tract or parcel of land in the ___ District of Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Sherwood, First Addition as of record in Plat Book 1835, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

This is the same property which was conveyed to Edgar Wilhite and wife, Virginia G. Wilhite, by deed of record in Book 1972, page 103, Register's Office of Davidson County, Tennessee. The said Virginia G. Wilhite is now deceased.

Joyce Ann W. Pate is signing this document as Attorney in Fact for Edgar Wilhite pursuant to Power of Attorney dated April 5, 2000, of record in Instrument 20030113-0005477 Register's Office of Davidson County, Tennessee.

This property is subject to any and all notes, notations, easements, setback lines, restrictions, etc. of record on plat in Plat Book 1835, page 23, Register's Office of Davidson County, Tennessee.

2002 taxes will be prorated. 2003 and subsequent taxes will be the responsibility of the purchasers.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHARLES W. EVILCIZER and wife, JUANITA S. EVILCIZER, their heirs and assigns, forever.

And I do covenant with the said conveyees that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said conveyees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 16 day of December, 2002.

Edgar Wilhite
by Joyce Ann W. Pate - P.O.A.
EDGAR WILHITE
By: JOYCE ANN W. PATE
ATTORNEY IN FACT

STATE OF Tennessee
COUNTY OF Tipton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOYCE ANN W. PATE as Attorney in Fact for EDGAR WILHITE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville, Tennessee, this 16 day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 9-28-2004

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Fayette

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 61,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Charles W Earl
AFFIANT

Subscribed and sworn to before me, this the 16 day of December, 2002.

Anne Kelly
~~REGISTER~~ OR NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9.28.2004