Davidson County DEEDWARR
Recvd: 07/05/06 14:41 3 pgs
Fees:18.00 Taxes:573.50
20060705-0080341

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of June, 2006, by and between BARBARA ANN YOUNG, UNMARRIED, hereinafter called Grantor, and CHARLES W. EVILCIZER, MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BARBARA ANN YOUNG, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto CHARLES W. EVILCIZER, MARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7189 BIDWELL RD., JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

SELLER:

Barbara Ann Young

BARBARA ANN YOUNG
Signature of Seller

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BARBARA ANN YOUNG, UNMARRIED, the within named 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, at Joelton, **TENNESSEE, this** 29th **day of June, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 28, 2008

Name and Address of Property Owner:

CHARLES W. EVILCIZER

7189 BIDWELL RD.
JOELTON, TN 37080

Property Address:

7189 BIDWELL RD., JOELTON, TN 37080
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 14, PARCEL 46.11

AFFIDAVIT OF VALUE

STATE OF Tennessee **:**
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **155000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Charles W. Evilcizer
Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of **June, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 28, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-356J

EXHIBIT 'A'

Land in Davidson County, Tennessee, described as follows, to wit:

Being in the 14th Civil District of said County and State, described according to a survey made by D.E. Bener & E. Medlin, Surveyors, April 12, 1963, as follows: Beginning at a point on the westerly margin of Bidwell Road North 2 deg. 30' East 2200 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.04 feet; thence South 2 deg. 29' West 150 feet; thence south 87 deg. 30' East 791 feet to the beginning, containing 2.72 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is a tract of land in the 14th Civil District of Davidson County, Tennessee, conveyed to the State of Tennessee by Jugement of record in Book 4620, Page 362, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the West margin of Bidwell Road said point being James W. Harris' Southeast corner; thence with said margin South 6 deg. 53 min. West 150 feet to Oliver Walker's Northeast corner; thence with Walker's north boundary line, North 83 deg. 07 min. West 15 feet; thence North 6 deg. 53 min. East 150 feet to Young's south boundary line; thence with said boundary line South 83 deg. 07 min. East 15 feet to the point of beginning and containing 2,250 square feet.

Being a portion of the same property conveyed to BYNUM YOUNG AND WIFE, BARBARA ANN YOUNG, by Warranty Deed from Carl Chambliss and wife, Gloria Chambliss, of record in Book 4006, Page 394, Register's Office for DAVIDSON County, Tennessee. Bynum Young having since died on 4-12-94, and property vested, by operation of law in his surviving spouse, Barbara Ann Young.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 14, PARCEL 46.11).

2. Unrecorded easements for roads and utilities, if any.