This Instrument Prepared By:
Frank C. Ingraham
2100 Parkway Towers
Nashville, Tennessee 37219

BOOK 8111 PAGE 709

New Owner:	Send Tax Bill:	Map-Parcel No.:
Jerry Duncan et ux Route #3 Bull Run Road Ashland City, TN 37075	Same	Map 46 Parcel 29
Marshall Warder, et al. P. O. Box 531288 Grand Prairie, TX 75053	Same	Map 46 Parcel 29

DEED OF EXCHANGE

In order to gain a 100-foot access to Bull Run Road, Marshall Warder, Jr., Wendy Warder Rassbach and Kay Warder Parsons are willing to deed approximately 11.37 acres and a right-of-way of approximately 1.30 acres to Jerry Duncan et ux, Carol Duncan, in exchange for a deed to 100 feet of the Duncan properties. In order to accomplish this exchange, the parties engaged the services of Kessinger & Associates which surveyed the property on January 8, 1990, and prepared the legal descriptions of the two properties to be exchanged, i.e., Exhibits "A" and "B" attached.

FOR AND IN CONSIDERATION of the exchange of lands described in Exhibit "B" attached and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry Duncan et ux, Carol Duncan, hereby quitclaim and convey unto Marshall H. Warder, Jr., Wendy Warder Rassbach and Kay Warder Parsons their successors and assigns, all of their right, title and interest in and to a tract of land containing 0.78 acres located in Davidson County, Tennessee, more particularly described in Exhibit "A" attached. Jerry Duncan et ux, Carol Duncan, reserve in said land only a right-of-way as access to the Duncan property described in Tract I of Exhibit "B" attached.

Furthermore, for and in consideration of the exchange of land described in Exhibit "A" hereto and other good and valuable consideration, the receipt of which is hereby acknowledged, Marshall H. Warder, Jr., Wendy Warder Rassbach and Kay Warder Parsons hereby quitclaim and convey unto Jerry Duncan et ux, Carol Duncan, their successors and assigns, all of their right, title and interest in and to a tract of land containing 11.37 acres located in Davidson County, Tennessee, more particularly described as Tract I of Exhibit "B" attached. Further, Marshall

H. Warder, Jr., Wendy Warder Rassbach and Kay Warder Parsons hereby quitclaim and convey unto Jerry Duncan et ux, Carol Duncan, their successors and assigns, a right-of-way for access to the Duncan property as described in Tract II of Exhibit "B" attached, expressly reserving any and all other rights in Tract II.

WITNESS our hands this 16th day of March, 1990.

Jerry Duncan
JERRY DUNCAN

Carol Duncan
CAROL DUNCAN

Marshall H. Warder, Jr.
MARSHALL H. WARDER, JR.

Wendy Warder Rassbach
WENDY WARDER RASSBACH

Kay Warder Parsons
KAY WARDER PARSONS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Wm G. Wilkinson, a notary public, Jerry Duncan and Carol Duncan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of March, 1990.

Wm G. Wilkinson
NOTARY PUBLIC

My Commission Expires: 5/24/92

STATE OF TEXAS)
)
COUNTY OF DALLAS)

Personally appeared before me, Frances M. Riley, a notary public, Marshall H. Warder, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of April, 1990.

Frances M. Riley
NOTARY PUBLIC

My Commission Expires: _____

FRANCES M. RILEY
Notary Public
STATE OF TEXAS
My Comm.Exp.Feb. 28,1993

STATE OF TEXAS)
)
COUNTY OF HARRIS)

Personally appeared before me, ALINA FERNANDEZ, a notary public, Wendy Warder Rassbach, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of April, 1990.

Alina Fernandez
NOTARY PUBLIC

My Commission Expires: 8/1/92

STATE OF Texas)
)
COUNTY OF Lubbock)

Personally appeared before me, Pamela J. Johnson, a notary public, Kay Warder Parsons, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of April, 1990.

Pamela J. Johnson
NOTARY PUBLIC

My Commission Expires: 5-18-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 5000.00 .

AFFIANT

Sworn to and subscribed before me
this the 16th day of ~~March~~ MAY, 1990.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 20, 1992

The following is the description of a tract of land in the 13th Civil District of Davidson County, Tennessee, said tract being a portion of the property which was conveyed to Jerry A. Duncan, having a deed reference in Deed Book 6628, Page 917, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the south boundary of a tract of land which belongs to the Marshall Warder Estate, having deed references in Deed Book 426, page 262, Deed Book 424, page 202, Deed Book 1977, page 229, Deed Book 7295, page 83, Deed Book 7325, page 718, and Deed Book 7325, page 720, Register's Office for Davidson County, Tennessee, said point being located along the north boundary of said tract of land which belongs to Jerry A. Duncan from the northeast corner of said tract of land which belongs to Jerry A. Duncan, S 89° 48' 28" W, 402.35 feet to the point of beginning, the northeast corner of this tract and continuing as follows, S 19° 49' 33" W, 119.05 feet; thence S 08° 29' 54" W, 25.41 feet; thence S 3° 37' 30" W, 60.71 feet; thence S 25° 30' 12" E, 125.55 feet to an iron pin in the north margin of Bull Run Road; thence with the north margin of Bull Run Road, S 81° 07' 03" W, 104.36 feet to an iron pin in the north margin of Bull Run Road; thence N 25° 30' 12" W, 121.56 feet to an iron pin; thence N 3° 37' 30" E, 64.81 feet to an iron pin; thence N 8° 29' 54" E, 61.71 feet to an iron pin; thence N 19° 49' 33" E, 75.88 feet to an iron pin in the south boundary of said tract of land which belongs to the Marshall Warder Estate; thence N 89° 48' 28" E, with the south boundary of said tract of land which belongs to the Marshall Warder estate, 109.14 feet to the point of beginning, containing 33951 square feet (0.78 acres) as surveyed by Kessinger & Associates, January 8, 1990.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN

EXHIBIT "A"

The following are descriptions of two tracts of land in the 13th Civil District of Davidson County, Tennessee, said tracts having deed references in Deed Book 426, Page 262, Deed Book 424, Page 202, Deed Book 1977, Page 229, Deed Book 7295, Page 83, Deed Book 7325, Page 718 and Deed Book 7325, Page 720, in the Register's Office for Davidson County, Tennessee.

TRACT I:

The following paragraph describes a tract of land in the 13th Civil District of Davidson County, Tennessee, said tract having deed references in Deed Book 426, page 262, Deed Book 424, page 202, Deed Book 1977, page 229, Deed Book 7295, page 83, Deed Book 7325, page 718, and Deed Book 7325, page 720, in the Register's Office for Davidson County, Tennessee.

Beginning at a fence post marking the northwest corner of a tract of land which belongs to Bernard O. Pittman, having a deed reference in Deed Book 5305, page 208, in the Register's Office for Davidson County, Tennessee, a point in the east boundary of a tract of land which belongs to Hoyt Guy Robinson, having deed references in Deed Book 4931, page 308, Deed Book 7325, page 718, and Deed Book 7295, page 83, in the Register's Office for Davidson County, Tennessee, and continuing with the boundary of said tract of land which belongs to Hoyt Guy Robinson as follows, N 3° 15' 32" E, 218.89 feet to a fence post, a corner to said tract of land which belongs to Hoyt Guy Robinson; thence N 87° 30' 45" W, 219.17 feet to a fence post, a corner to said tract of land which belongs to Hoyt Guy Robinson; thence N 1° 28' 10" W, 609.37 feet to a point in the east boundary of said tract of land which belongs to Hoyt Guy Robinson; thence with a new line as follows, S 68° 30' 37" E, passing an iron pin at 39.71 feet, 465.41 feet in all to an iron pin at the head of a drain; thence S 67° 41' 11° E, 376.91 feet to an iron pin; thence N 74° 13' 26" E, 61.85 feet to an iron pin; thence N 81° 21' 52" E, 31.42 feet to an iron pin; thence S 9° 21' 29" W, 291.75 feet to an iron pin; thence S 21° 17' 29" W, 280.22 feet to an iron pin in the north boundary to a tract of land which belongs to Jerry A. Duncan, having a deed reference in Deed Book 6628, page 917, in the Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to Jerry A. Duncan, S 89° 48' 28" W, 149.52 feet to an iron pin, a common corner to said tract of land which belongs to Jerry A. Duncan and said tract of land which belongs to Bernard O. Pittman; thence N 89° 17' 51" W, 351.50 feet to the point of beginning, containing 11.37 acres as surveyed by Kessinger & Associates, January 8, 1990.

TRACT II:

2754 05/18 0101 03CHECK 35.50

Beginning at an iron pin in the north boundary of a tract of land which belongs to Jerry A. Duncan, having a deed reference in Deed Book 6628, page 917, in the Register's Office for Davidson County, Tennessee, said pin being located along the north boundary of said tract of land which belongs to Jerry A. Duncan from an iron pin marking the northeast corner of said tract of land which belongs to Jerry A. Duncan, S 89° 48' 28" W, 402.35 feet to the point of beginning, the southeast corner of this tract and continuing as follows, S 89° 48' 28" W, 109.14 feet to an iron pin, in the north boundary of said tract of land which belongs to Jerry A. Duncan; thence with a new line as follows, N 21° 17' 29" E, 280.22 feet to an iron pin; thence N 9° 21' 29" E, 291.75 feet to an iron pin; thence S 80° 38' 32" E, 100.00 feet to an iron pin; thence S 9° 21' 29" W, 309.75 feet; thence S 21° 17' 29" W, 243.31 feet to the point of beginning, containing 56,657 square feet (1.30 acres) as surveyed by Kessinger & Associates January 8, 1990.

27190

IDENTIFICATION REFERENCE

May 18 9 01 AM '90

FELIX Z. WILSON CITY REGISTER DAVIDSON COUNTY

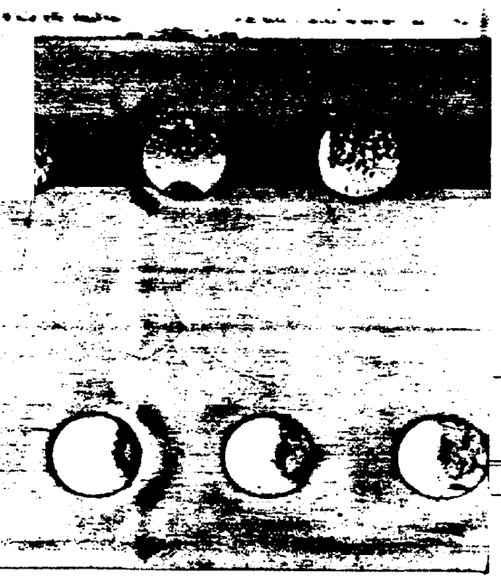
RUSH

EXHIBIT "B"

RECORDERS MEMO

LEGIBILITY OF WRITING, TYPING OR [illegible]

THIS DOCUMENT UNSATISFACTORY WHEN [illegible]



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

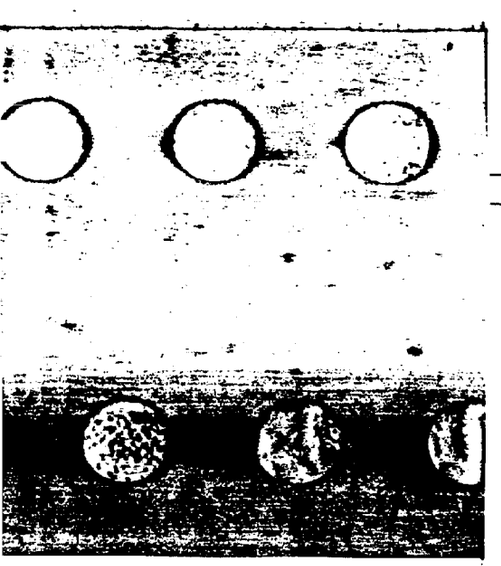
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 5000.00
CON TX 16.50
PRFEE 1.00
TDEED 18.00
ERR CO
TDEED 18.00-
MDEED 18.00
TOTAL 35.50
CHECK/BANK 35.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 05/18/90 01 09:06 0001 2754



27190

IDENTIFICATION REFERENCE

MAY 18 9 02 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 320192