FROM: JERRY DUNCAN, ET UX

TO: JASON A. DUNCAN, ET UX

PICK-UP

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A. Duncan and wife, Lori L. Duncan c/o 4768 Bull Run Road Ashland City, TN 37015	SAME	P/O MAP 46 Parcel 29

This Instrument Prepared By:
CLOSING & TITLE SERVICES, INC.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072
BASED UPON INFORMATION FURNISHED
BY THE PARTIES AND WITHOUT THE BENEFIT
OF A TITLE EXAMINATION.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 6th day of September, 2000.

NOTARY PUBLIC

My commission expires: 7/24/04

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT IS BEING RE-RECORDED FOR THE PURPOSES OF ADDING A 10-FOOT WATER LINE EASEMENT.

RE-RECORD

Davidson County DEEDQC
Recvd: 09/18/00 08:51 2pgs
Fees:10.00 Taxes:0.00
20000918-0092203

Davidson County DEEDQC
Recvd: 09/07/00 11:04 2pgs
Fees:10.00 Taxes:0.00
20000907-0088498

I/we, JERRY DUNCAN AND WIFE, CAROL DUNCAN, hereby quitclaim and convey to JASON A. DUNCAN AND WIFE, LORI L. DUNCAN, all of my/our interest in and to the following tract of land located in Davidson County, Tennessee, to-wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Jerry Duncan and wife, Carol Duncan, by Marshall Warder, et al, in a deed of record in Book 8111, page 700, Register's Office for Davidson County, Tennessee, and being described according to a survey by Kessinger & Associates Engineering, P.O. Box 542, Springfield, TN 37172, Richard C. Kessinger, Surveyor, License No. 1038, dated January 7, 2000, as follows:

BEGINNING at an iron pin (new), said pin being located from an iron pin (old), in the north margin of Bull Run Road, said iron pin (old), being approximately 1.85 miles from the intersection of Bull Run Road and Tennessee Highway #12, and approximately 4,916 feet from the intersection of Bull Run Road and Pine Valley Road, said iron pin (old), marking the southeast corner of a tract of land which belongs to Jerry A. Duncan, having a deed reference in Deed Book 6628, page 917, Register's Office for Davidson County, Tennessee; N 25 deg. 30' 12" W, 121.56 feet to an iron pin (old); thence, N 03 deg. 37' 30" E, 84.81 feet to an iron pin (old); thence, N 08 deg. 29' 54" E, 61.71 feet to an iron pin (old); thence N 19 deg. 49' 33" E, 75.83 feet to an iron pin (old); thence N 21 deg. 17' 29" E, 80.06 feet to the POINT OF BEGINNING, the southeast corner of this tract; thence, with a new line, as follows: N 67 deg. 11' 11" W, 521.53 feet to an iron pin (new); thence N 22 deg. 18' 49" E, 425.58 feet to an iron pin (old), in the south boundary of a tract of land which belongs to 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; thence, with the boundary of said tract of land which belongs to Marshall Warder Estate, as follows, S 67 deg. 41' 11" E, 376.91 feet to an iron pin (old); thence N 74 deg. 13' 26" E, 61.85 feet to an iron pin (old); thence, N 81 deg. 21' 52" E, 31.42 feet to an iron pin (old) in the west boundary of a 100-foot right of way, which is recorded in Deed Book 8111, page 700, Register's Office for Davidson County, Tennessee; thence with the boundary of said right of way as follows, S 09 deg. 21' 29" W, 291.75 feet to an iron pin (old); thence S 21 deg. 17' 29" W, 200.16 feet to the POINT OF BEGINNING, containing 5.01 acres, more or less.

Being a portion of the property conveyed to Jerry Duncan and wife, Carol Duncan by Deed Of Exchange of record in Book 8111, page 700, Register's Office for Davidson County, Tennessee.

Also conveyed herewith are all those certain rights in and to the 100 foot Ingress/Egress Right of Way of record in Deed Book 8111, page 700, Register's Office for Davidson County, Tennessee; and this conveyance is further made SUBJECT TO that certain 100 foot Ingress/Egress Right of Way of record in Deed

Book 8111, page 700, Register's Office for Davidson County, Tennessee. And do further convey a 10-foot wide easement/right-of-way running along the westerly side of the aforedescribed 100-foot ingress and egress access right of way from Bull Run Road to the 5.01 acre tract herein conveyed. The said 10-foot wide easement/right-of-way to be used to lay and maintain the private water service line.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is _____ improved __xx__ unimproved property known as:

5.01 acres, Bull Run Road

Ashland City, TN 37015

Witness my/our hands this 6th day of September, 2000.

JERRY DUNCAN

CAROL DUNCAN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY DUNCAN AND WIFE, CAROL DUNCAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 6th day of September, 2000.

NOTARY PUBLIC

My commission expires: 7/24/04

NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

CTS\QUITCLAIM