WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax (615) 883-7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$124,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2005.

Notary Public

My commission expires: 07/06/08

(AFFIX SEAL)

DENISE T. TIGNOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brad Meritt	**SAME**	**149-02-0-B-066.00**
825 Bishopgate Road		Davidson County DEEDWARR Recvd: 06/07/05 10:08 2 pg Fees:13.00 Taxes:458.80
Antioch, TN 37013		20050607-0064837

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jacob M Short

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brad Meritt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 129, on the plan of Piccadilly Square, Phase II, as shown on plat of record in Plat Book 6250, page 92, 93, and 94, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jacob M Short, by Deed from Kara McNealy Short, dated 05/04/2004, of record in Instrument No. 200405180057922, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Plat Book 6250, page 92-94; Restrictions in Book 6236, page 683, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, Book 6306, page 833, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 5618, page 190, and Book 6830, page 739; By-Laws in Book 6236, page 708, Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, Book 6300, page 431; Articles In Book 6236, page 703, Book 6295, page 548, Book 6295, page 556; Brochure and amendment in Book 6236, page 726, Book 6295, page 596, Book 6295, page 602, Book 6300, page 439, for said county.

Subject to Association Assessment dues.

This is improved property, known as **825 Bishopgate Road, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **27th** day of **May, 2005.**

Jonathan Acevedo as atty in fact for Jacob M. Short.

Jonathan Acevedo as atty in fact for Jacob M Short

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named **Jonathan Acevedo** as Attorney-in-Fact for **Jacob M. Short**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein, contained, and who further acknowledged the **Jonathan Acevedo** is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of May, 2005.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JANUARY 28, 2006