RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43963

**WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 06/21/05 09:55 2 pgs
Fees:13.00 Taxes:307.10
**20050621-0070874**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
**$83,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 16TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 8/30/06

ANDREA M. MALONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue North, Nashville, TN 37203**

ADDRESS OF NEW OWNER AS FOLLOWS :
**RICK A. SHORT**
**909 Trailwood Circle**
**Nashville, TN 37207**

SEND TAX BILLS TO:
Same
316 Moonwater Court
~~Hendo~~ Hermitage, TN 37076

MAP-PARCEL
**50-7-18**
**12D 87203**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, HOWARD B. DUCK**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICK A. SHORT**

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:

**Being Lot No. 110 on the plan of Resubdivision of Lots 109 and 110 of Village by the Creek, Section 5, of record in Plat Book 6050, page 165, and corrected in Plat Book 6050, page 232, and Book 6250, page 221, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Howard B. Duck by deed from Cornerstone Home Properties, LLC, of record in Instrument Number 20041117-0138220, Register's Office for Davidson County, Tennessee.**

**The property is subject to the following:**

**Subject to all matters as shown on the Plan of record in Plat Book 6050, page 165, and corrected in Plat Book 6050, page 232, and Book 6250, page 221, Register's Office for Davidson County, Tennessee.**

**Covenants, conditions, and restrictions as set forth in Instrument recorded in Book 6443, page 231, Register's Office for Davidson County, Tennessee.**

**Party walls situated partly on the insured property and partly on adjoining property as recorded in Book 8665, page 527, Register's Office for Davidson County, Tennessee.**

**This is investment property and has never been the residence of Grantor nor any spouse of his.**

**Unimproved ( )**
**This is improved ( x ) property known as 909 Trailwood Circle, Nashville, Tennessee 37207**

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, their heirs and assigns forever, and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 hand this** 15 **day of June, 2005.**

**HOWARD B. DUCK**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HOWARD B. DUCK, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.**

**WITNESS my hand and official seal at Nashville, Tennessee, this the** 15th **day of June, 2005.**

**NOTARY PUBLIC**

**My Commission Expires:** 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.