This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0606044
After Recording please return to:
Cunningham Mitchell & Rocconi
308 S 2nd St, Clarksville, TN 37040
File No. 7227

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$298,900.00**

Affiant
Subscribed and sworn to before me, this
10th day of July 2006

Notary Public
My commission expires: 1-27-07

Davidson County DEEDWARR
Recvd: 07/19/06 14:19 2 pgs
Fees:13.00 Taxes:1105.93
20060719-0087182

PATRICIA K. BUTTS NOTARY PUBLIC AT LARGE MONTGOMERY CO., TENN.

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Caleb A. Short 4770 Bull Run Road Ashland City, TN 37015-9422	same	04600010800

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Jason A. Duncan and Lori L. Duncan, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Caleb A. Short and Barbara D. Short, husband and wife** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

A tract of Land in the 13th Civil District of Davidson County, Tennessee, said tract that same property which was conveyed to Jason A. Duncan and wife, Lori L. Duncan by Quitclaim deed from Jerry Duncan and wife Carol Duncan dated September 6, 2000 and recorded on September 7, 2000 in Instrument No. 20000907-0088498 and re-recorded on September 18, 2000 in Instrument No. 20000918-0092203, 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 the same property conveyed to Jason A. Duncan and wife, Lori L. Duncan by Quitclaim Deed from Jerry Duncan and wife, Carol Duncan of record in Instrument No. 20000907-0088498 and re-recorded in Instrument No. 20000918-0092203, Registers 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 in Deed Book 8111, Page 700, Register's Office for Davidson County, Tennessee. And do further convey a 10-foot ingress and egress access 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 conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable deed of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as:
4770 Bull Run Rd, Ashland City, TN 37015-9422

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Jason A. Duncan and Lori L. Duncan, sign this Warranty Deed on this the 10th day of July, 2006.

Jason A. Duncan

Lori L. Duncan

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 **Jason A. Duncan and Lori L. Duncan,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 10th day of July , 2006.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010