Davidson County DEEDWARR
Recvd: 10/20/04 14:13 3pgs
Fees:18.00 Taxes:2223.70

20041020-0126378

WARRANTY DEED

G-RR-04-4304

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $601,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WPPR Partnership, a Tennessee	Rutherford Bank and Trust	
4304,4308,4310 Nevada Ave (ADDRESS)	559 Sam Ridley Pkwy W. (NAME) (ADDRESS)	91-16-218
Nashville, Tennessee 37209-3632 (CITY) (STATE) (ZIP)	Smyrna, TN 37167 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF LEWIS A. DILLON, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WPPR PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF ANNA WILSON, MONTY POWELL, MARK PRENTICE AND RON RUNYEON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 205 OF BLOCK NO. 9 CHARLOTTE PARK COMPANY'S FIRST ADDITION, A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT FRONTS FIFTY (50) FEET ON THE NORTH SIDE OF NEVADA AVENUE, FORMERLY THIRD AVENUE AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES, 180 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LEWIS A. DILLON, JR. AND WIFE, SUSIE E. DILLON BY DEED FROM ADA GARNER, RECORDED APRIL 27, 1971 IN BOOK 4496, PAGE 974, FURTHER QUITCLAIM FROM LEWIS A. DILLON, JR. AND WIFE, SUSIE E. DILLON, INDIVIDUALLY TO LEWIS A. DILLON, JR. AND WIFE, SUSIE E. DILLON, TRUSTEES U/A/D SEPT 15, 1997 OF THE DILLON JOINT REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST, RECORDED SEPTEMBER 24, 1997 IN QUITCLAIM DEED IN BOOK 10619, PAGE 980, AND FURTHER QUITCLAIM FROM LEWIS DILLON, JR., TRUSTEE U/A/D SEPTEMBER 15, 1997 OF THE DILLON JOINT REVOCABLE LIVING TRUST AGREEMENT TO LEWIS A DILLON, JR., INDIVIDUALLY RECORDED AUGUST 15, 2002 IN INSTRUMENT NO. 200208150098956. THE SAID SUSIE E. DILLON HAVING SINCE DIED.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 209 OF BLOCK NO. 9 ON THE MAP OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 209 FRONTS 50 FEET ON THE NORTHERLY SIDE OF NEVADA, FORMERLY THIRD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 180 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LEWIS A. DILLON, JR. AND WIFE, SUSIE E. TIDWELL DILLON BY DEED FROM PAUL F. VANDERPOOL AND WIFE, BETTY H. VANDERPOOL RECORDED AUGUST 23, 1967 IN BOOK 3614, PAGE 403, FURTHER QUITCLAIM FROM LEWIS A. DILLION, JR. AND WIFE, SUSIE E. TIDWELL DILLON, INDIVIDUALLY TO LEWIS A. DILLON JOINT REVOCABLE LIVING TRUST AGREEMENT BY QUITCLAIM DEED RECORDED SEPTEMBER 24, 1997 IN BOOK 10619, PAGE 978 AND FURTHER CONVEYED FROM LEWIS A. DILLON JR., TRUSTEE U/A/D SEPTEMBER 15, 1997 OF THE DILLON JOINT REVOCABLE LIVING TRUST AGREEMENT TO LEWIS A. DILLON, JR., INDIVIDUALLY RECORDED AUGUST 15, 2002 IN INSTRUMENT 200208150098955. THE SAID SUSIE E. TIDWELL DILLON HAVING SINCE DIED.

TRACT 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 211 OF BLOCK NO. 9 ON

THE MAP OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 211 FRONTS 61 FEET ON THE NORTHERLY SIDE OF NEVADA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE EASTERLY MARGIN OF 44TH AVENUE NORTH, 180 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO LEWIS A. DILLON, JR. AND WIFE, SUSIE E. TIDWELL DILLON BY DEED FROM LLOYD W. VADEN AND WIFE, LONA BERTHA VADEN RECORDED JULY 20, 1959 BY DEED 2925, PAGE 630, FURTHER CONVEYED FROM LEWIS A. DILLON, JR. AND WIFE, SUSIE E. TIDWELL DILLON, INDIVIDUALLY TO LEWIS A. DILLON, JR. AND WIFE, SUSIE E. DILLON, TRUSTEES U/A/D SEPTEMBER 15, 1997 OF THE DILLON JOINT REVOCABLE LIVING TRUST AGREEMENT, RECORDED SEPTEMBER 24, 1997 IN BOOK 10619, PAGE 982, AND FURTHER CONVEYED FROM LEWIS A. DILLON, JR. TRUSTEE U/A/D SEPTEMBER 15, 1997 OF THE DILLON JOINT REVOCABLE LIVING TRUST AGREEMENT TO LEWIS A. DILLON, JR. INDIVIDUALLY RECORDED AUGUST 15, 2002 BY INSTRUMENT NO. 200208150098954. THE SAID SUSIE E. TIDWELL DILLON HAVING SINCE DIED.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4304,4308,4310 Nevada Ave, Nashville, Tennessee 37209-3632
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of September, 2004.

Estate of Lewis A. Dillon, Jr.

Mary Webster, Executrix
Mary Frances Webster, Executrixe

Elaina Ryan, Executrix
Elaina Ryan, Executrix

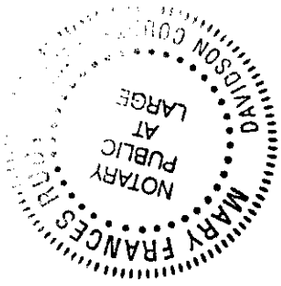
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Mary Webster & Elaina Ryan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the Executrix of Estate of Lewis A. Dillon, Jr., the within named bargainor, an estate, and that she as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ Estate, Executrix by herself as Executrix.

Witness my hand and official seal at
Mayfrances Reed
on this 24th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903