This document prepared by (and after recording return to):

Name: Kevin D. Norwood
Firm/Company: Cumberland Law Group, LLPC
Address: Suite 10
1222 16th Ave. South
City, State, Zip: Nashville, TN 37212
Phone: 615-783-1520

Davidson County DEEDWARR
Recvd: 11/01/04 10:35 3pgs
Fees:18.00 Taxes:869.50
20041101-0130545

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WARRANTY DEED **PICK-UP**

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the TERESA DUKE SIMMONS, TRUSTEE OF THE AUSTIN W. DUKE IRREVOCABLE TRUST, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto WPPR PARTNERSHIP, a Tennessee general partnership, hereinafter referred to together as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT to all easements, rights-of-way, protective covenants, restrictions and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's successors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor is by deed recorded in the office of the Register of Deeds of Davidson County, Tennessee as Instrument No. 20041021-0126613.

The property is improved, having the street address of 3704 Princeton Avenue, Nashville, Davidson County, Tennessee.

Taxes for tax year 2004 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee.

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State of Tennessee)
County of Davidson)

The actual consideration or true value, whichever is greater, for this transfer is **$235,000.00**

(signature) Teresa Duke Simmons, TTEE

(print affiant name) Teresa Duke Simmons, Trustee

Subscribed and sworn to before me, this the 1st day of October, 2004.

Notary Public (print name) J. Evan Gower

my commission expires: 1/26/08

EVAN GOWER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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The property herein conveyed is not a part of the homestead of Grantor.

WITNESS Grantor's hand this the 29th day of October , 2004.

GRANTOR:

Teresa Duke Simmons, TDEE
TERESA DUKE SIMMONS, TRUSTEE OF
THE AUSTIN W. DUKE IRREVOCABLE TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2004, before me personally appeared the above named grantor, Teresa Duke Simmons, Trustee of the Austin W. Duke Irrevocable Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that each such person executed the same as such person's free act and deed, being authorized thereunto.

J. EVAN GOWER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: J. Evan Gower

Commission Expires:
1/26/08

Grantee(s) Name, Address, phone:
WPPR PARTNERSHIP
~~8432 Rolling Hills Drive~~ P.O. Box 150221
~~Nashville, Tennessee 37221~~ Nashville, Tennessee 37215

SEND TAX STATEMENTS TO GRANTEES

EXHIBIT A

Legal Description

3704 Princeton Avenue, Nashville, TN

Tax Map 104-5 Parcel 171

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly part of Lot No. 5 and the westerly part of Lot No. 6 on the Map of J.D. Torrey's Subdivision of Lots Nos. 411 and 503 in Richland Realty Company's Division "C", as of record in Book 421, page 186, described as follows:

BEGINNING on the northerly margin of Princeton Avenue 30 feet easterly from the corner of Lots Nos. 4 and 5; thence running easterly with the northerly margin of said Avenue 65 feet; thence northerly 67 feet, more or less, to a point in the southerly margin of an alley, said point being 35 feet easterly from the northwest corner of said Lot No. 6; thence westerly with the southerly margin of said alley 60 feet to a point, 20 feet easterly from the corner of Lots Nos. 4 and 5; thence southerly 94 feet, more or less to the beginning.

Being the same property conveyed to Building Corporation of America, a Tennessee corporation, by deed from Horace U. Henley and wife, Betty G. Henley, as of record in Book 4363, page 413.

Also being the same property conveyed to Austin W. Duke and wife, Nancy L. Duke, by deed of record in Book 4581, page 686, Register's Office for Davidson County, Tennessee. Nancy L. Duke died April 26, 1997.

Being part of the property conveyed to Teresa Duke Simmons, Trustee of the Austin W. Duke Irrevocable Trust Dated March 10, 2004, by deed of record as Instrument No. 20041021-0126613