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
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Davidson County DEEDWARR
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Fees:18.00 Taxes:906.50
20041101-0130546

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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 3723 Meadowbrook 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 **$245,000.00**

(signature) Teresa Duke Simmons, TTEE

(print affiant name) Teresa Duke Simmons

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

J. EVAN GOWER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

notary public/print name: J. Evan Gower

my commission expires: 1/26/08

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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, TOEE
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, TN 37215

SEND TAX STATEMENTS TO GRANTEES

EXHIBIT A

Legal Description

3723 Meadowbrook Avenue, Nashville, TN

Tax Map 104-5 Parcel 195

Land in Davidson County, Tennessee, being a part of lot No. 430 on the Plan of Richland Realty Company's Division "C" a plan of which is of record in Book 421, page 31, Register's Office for said County, and described as follows:

BEGINNING at a point in the southwesterly margin of Meadowbrook Avenue, at the corner of Lots Nos. 429 and 430; thence with the line between said lots, southwesterly 77 feet 7 inches to a point; thence leaving the line between said lots, as follows: southwesterly 14 feet 3 inches to a point, which is 2 feet 2 inches south of the line between said lots; thence southwesterly 21 feet to a point, which is 4 feet 7 inches south of the line between said lots; thence southwesterly 17 feet to a point, which is 3 feet 7 inches south of the line between said lots; thence southwesterly parallel to and 3 feet 7 inches south of said lot line, 92.2 feet more or less to a point in the easterly margin of an alley; thence with the margin of said alley, southeasterly 56 feet 5 inches to a corner of Lots Nos. 430 and 431; thence with the line between said lots, northeasterly 230 feet to the southwesterly margin of Meadowbrook Avenue; thence with the margin of the same, northwesterly 50 feet to the point of beginning.

Being the same property conveyed to James A Kittleband and wife, Mamie M. Kittleband, by deed of record in Book 3133, page 417, Register's Office of said County.

Also being the same property conveyed to A. W. Duke and wife, Nancy Duke, by deed of record in Book 4785, page 321, Register's Office for Davidson County, Tennessee. Nancy 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