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

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

Davidson County DEEDWARR
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Fees:18.00 Taxes:1143.30
20041101-0130547

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PICK-UP

WARRANTY DEED

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 3715 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 **$309,000.00**

(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, JJEE
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

3715 Princeton Avenue, Nashville, TN

Tax Map 104-5 Parcel 162

Being Lot No. 404 on the Map of Richland Realty Company's Division "C', as of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 404 fronts 60 feet on the southerly side of Princeton Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Harry L. Hutto and wife, Bessie H. Hutto, by deed from Irving J. Kaplan and wife, Lillian E. Kaplan, of record in Book 3899, page 324, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Austin W. Duke and wife, Nancy Duke, by deed of record in Book 4080, page 658, 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