# WARRANTY DEED

G-CD-05-3715

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00.

Affiant

Subscribed and sworn to before me, this 6th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: [illegible]/2007

(AFFIX SEAL)

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 |
|---|---|---|
| Allison Ann Hines | America's Wholesale Lender | |
| 3715 Princeton Avenue (ADDRESS) | (NAME) 750 Old Hickory Blvd, #180 (ADDRESS) | 104-05 162.00 |
| Nashville, Tennessee 37205 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (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 WPPR PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALLISON ANN HINES, AN UNMARRIED WOMAN, 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:

Land in Davidson County, Tennessee, being Lot 404, RICHLAND REALTY COMPANY'S DIVISION "C", as shown on plat of record in Plat Book 421, Page 31, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to WPPR Partnership, a Tennessee general partnership by Warranty Deed from Teresa Duke Simmons, Trustee of the Austin W. Duke Irrevocable Trust, recorded on the 1st day of November, 2004 in Instrument No. 20041101-0130547, in the Register's Office of Davidson County, Tennessee.

Also, being a part of the same property conveyed to Teresa Duke Simmons, Trustee of the Austin W. Duke Irrevocable Trust Dated March 10, 2004 by deed of record as Instrument Number 20041021-0126613, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 421, Page 31, said Register's Office; and c) any and all existing easements and restrictions as shown of record not mentioned herein.

unimproved ( )
This is improved ( X ) property, known as 3715 Princeton Avenue, Nashville, Tennessee 37205
(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 6th day of September, 2005.

WPPR Partnership, a Tennessee General Partnership

BY: Ronald Runyeon, General Partner

Davidson County DEEDWARR
Recvd: 09/14/05 08:32 2 pgs
Fees:13.00 Taxes:1359.75

20050914-0110339

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Donald Runyon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be general partner of WPPR Partnership, a Tennessee General Partnership, the within named bargainor, and that he as such general partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as general partner.

Witness my hand and official seal at Davidson County, Tennessee on this 2nd day of September, 2005.

NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903