PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

WARRANTY DEED

R-JTG-05-3704

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/24/08
(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
Alfred Renzi, III	Same as new	
3704 Princeton Avenue	(NAME) owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		104-05 171.00
(CITY) (STATE) (ZIP)	(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, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALFRED RENZI, III, 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:

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 NO'S 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 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. 20041101-0130545, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Further being the same property conveyed in Quitclaim Deed recorded in Inst. No. 20051229-0155856, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 12/29/05 09:05 2 pgs
Fees:13.00 Taxes:1480.00

20051229-0155857

unimproved ( )
This is improved (X) property, known as 3704 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 21st day of December, 2005.

Randall D. Rudy Pres.
WPPR, LLC

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Ronald D. Runyeon, 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 the President of WPPR, LLC, the within named bargainor, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of WPPR, LLC, by him self as President.

Witness my hand and official seal at Nashville, TN on this 21st day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 7-2906

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903