Davidson County DEEDQC
Recvd: 04/11/06 13:16 3 pgs
Fees:12.00 Taxes:0.00

20060411-0041703

STATE OF TENNESSEE }
C STATE OF TENNESSEE
T COUNTY OF DAVIDSON
$ THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
S
D SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11 DAY OF April 20 06
Deputy Register
M

ER IS

THIS INSTRUMENT PREPARED BY:

Capital Title & Escrow, LLC 6213 Charlotte Ave., Ste. 200, Nashville, TN 37209

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ronald Dane Runyeon	Same	Map 104
(NAME)	(NAME)	
1116A Dog Creek Rd.		Group 5
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082		Parcel 195
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**WPPR Partnership, a Tennessee General Partnership,
Mark Prentice, General Partner, Richard Powell, General Partner,
Ronald D. Runyeon, General Partner and Anna Wilson, General Partner**

by these presents do remise, release and QUITCLAIM unto

Ronald Dane Runyeon

all of their rights, title and interests in a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See attached Exhibit A

This is unimproved ( ) improved (X) property, known as

3723	Meadowbrook Ave.	Nashville,	TN	37205
(House Number)	(Street)	(City)	(State)	(Zip)

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 our hands this 11 day of April, 2006.

Mark Prentice

Anna Wilson

Richard Powell

Ronald D. Runyeon

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Anna Wilson with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ to be the general partner of WPPR Partnership, a Tennessee general partnership comprised of Anna Wilson, Richard Powell, Mark Prentice, and Ron Runyeon, the within named bargainor, and that they as such general partners executed 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 office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark Prentice with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ to be the general partner of WPPR Partnership, a Tennessee general partnership comprised of Anna Wilson, Richard Powell, Mark Prentice, and Ron Runyeon, the within named bargainor, and that they as such general partners executed 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 office this _____ day of March, 2006

My Commission expires:
Sept. 19, 2006

GREGORY LEE FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Gregory Lee Fairbetter
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard Powell with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ to be the general partner of WPPR Partnership, a Tennessee general partnership comprised of Anna Wilson, Richard Powell, Mark Prentice, and Ron Runyeon, the within named bargainor, and that they as such general partners executed 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 office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronald D. Runyeon with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ to be the general partner of WPPR Partnership, a Tennessee general partnership comprised of Anna Wilson, Richard Powell, Mark Prentice, and Ron Runyeon, the within named bargainor, and that they as such general partners executed 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 office this _____ day of _____, _____.

My commission expires:

_____
Notary Public

EXHIBIT "A"

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 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 WPPR PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from TERESA DUKE SIMMONS, TRUSTEE OF THE AUSTIN W. DUKE IRREVOCABLE TRUST, of record as Instrument No. 20041101-0130546, dated October 29, 2004, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED