WARRANTY DEED

G-RR-06-4308

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,345.48

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/24/06 09:51 2 pgs
Fees:13.00 Taxes:2069.58

20060824-0104326

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tia Sillers	New Owner (NAME)	
3624 Westbrook Avenue		91-16-216
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF ANNA WILSON, MONTY POWELL, MARK PRENTICE AND RON RUNYEON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIA SILLERS, ~~a single person~~ Married, 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:

Lot 209, BLOCK 9, CHARLOTTE PARK COMPANY'S FIRST ADDITION, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to WPPR Partnership, a Tennessee General Partnership comprised of Anna Wilson, Monty Powell, Mark Prentice and Ron Runyeon by Warranty Deed from Estate of Lewis A. Dillon, Jr., recorded on the 20th day of October, 2004 in Instrument No. 20041020-0126378, in the Register's Office of Davidson County, Tennessee.

Lot 211, BLOCK 9, CHARLOTTE PARK COMPANY'S FIRST ADDITION, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to WPPR Partnership, a Tennessee General Partnership comprised of Anna Wilson, Monty Powell, Mark Prentice and Ron Runyeon by Warranty Deed from Estate of Lewis A. Dillon, Jr., recorded on the 20th day of October, 2004 in Instrument No. 20041020-0126378, in the Register's Office of Davidson County, Tennessee.

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

* Said property is not the primary residence of the Grantee.

unimproved ( )

This is improved (X) property, known as 4308 Nevada Ave. and 4310 Nevada Ave., Nashville, Tennessee 37209

(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 14th day of August, 2006.

WPPR Partnership

By: WPPR Ronald Kinyon

Title: President

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of August, 2006, before me personally appeared Ronald Kinyon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of WPPR Partnership, a Tennessee General Partnership, the within named bargainor, a partnership and that he/she as such president executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of August, 2006.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903