Bk 35 284028

Prepared by and mail to: A. Harrison Johnson, Jr.
Attorney at Law
213 Fifth Avenue, North
Nashville, TN 37219

WARRANTY DEED

BOOK 10586 PG 543

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shamrock Holdings Inc. (NAME)	SAME (NAME)	Map91-15/Par.309
3519 WEST END AVE #3 (STREET ADDRESS OR ROUTE NUMBER)	NASHVILLE TN 37205 (STREET ADDRESS)	
Nashville, Tennessee 372 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Subscribed and sworn to before me, this the 28 day of August, 1997.

Affiant

2441 08/29 0101 03CHECK 253.50

My Commission Expires: 11-10-97

(Affix Seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, the receipt of which from SHAMROCK HOLDINGS, INC., a Tennessee corporation (the "Grantee" herein) is hereby acknowledged, the undersigned BETTY DOWNING (the "Grantor" herein), has this day bargained and sold, and does hereby transfer and convey unto the said SHAMROCK HOLDINGS, INC., a Tennessee corporation, and to its successors and assigns, all of her right, title and interest in and to the following real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 701, Block No. 32 on the Plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Plan shows Lot No. 701 fronts 60 feet on the northerly side of Dakota Avenue (formerly Fourth Avenue) and runs back between parallel lines, with the westerly margin of 48th Avenue North (formerly Seventh Street) 150 feet to an alley.

Being the same property conveyed to Betty Downing by warranty deed from James K. Fewell and wife, Linda M. Fewell, of record in Book 6056, age 183, Register's Office for Davidson County, Tennessee.

Said **land** is improved property, known as 4800 Dakota Avenue, Nashville, TN 37209.

Further, this conveyance is subject to:

1. 1997 taxes, which have been prorated and assumed by Grantee.

2. All matters shown on Plat of record in Book 57, page 103, said Register's Office.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Shamrock Holdings, Inc., its successors and assigns, forever.

And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth herein.

And Grantor does further covenant and bind itself, its successors, heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under her. Betty Downing is one and the same person as Betty L. Downing.

Witness my hand this the 28 day of August, 1997.

BY: Betty Downing
Betty Downing

Betty L Downing

BOOK 10586 PG 545

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named bargainor, Betty Downing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 28 day of August, 1997.

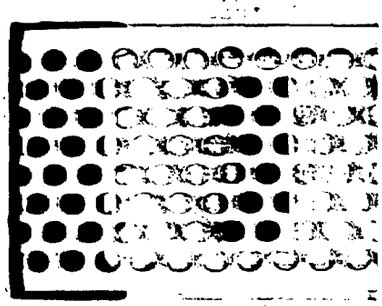
Linda V. Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-10-97.

LINDA V. JONES NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

97 AUG 29 AM 9:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0342709



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10586 PG 546

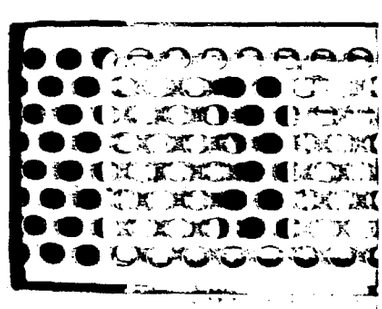
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
TOTAL 253.50
CHECK 253.50

08/29/97 01 09:20 0001 2441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03427O9
IDENTIF. ◆ REFERENCE
97 AUG 29 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1191943