THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney

RECORD AND RETURN TO
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Name and Address New Owner:
Shamrock Holdings, Inc.
111 32nd Avenue, South
Nashville, TN 37212

Send Tax Bills to:
Same as New Owner

BOOK 10817 PG 580

Tax Map and Parcel Nos.
MAP NO. 103-4
PARCEL NO. 56

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, JAMES D. NEAL, THE GRANTOR, BY AND THROUGH MY ATTORNEY-IN-FACT, TENNIE BINKLEY,** have bargained and sold and by these presents do hereby transfer and convey unto **SHAMROCK HOLDINGS, INC.,** hereinafter called the Grantee, its successors and assigns, all my right, title and interest in and to land located in **DAVIDSON** County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 304 of Block 17 the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 304 fronts 50 feet on the southerly side of Idaho Avenue, formerly Fifth Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James D. Neal and wife, Alice H. Neal by Warranty Deed from Wallace Foriest and wife, Ethel Alene Foriest, which deed is of record in Book 3761, Page 291, Register's Office for Davidson County, Tennessee. The said Alice H. Neal having since died on October 1, 1986.

THIS IS IMPROVED PROPERTY KNOWN AS 4403 Idaho Avenue, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, its successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1998 which the Grantee herein assumes and agrees to pay.

This conveyance is made subject to notes, easements, setback lines, etc., if any, as may be set forth on the Plan of Charlotte Park Companys's First Addition of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 hand this the 26th day of February, 1998.

James D. Neal

by: Tennie Binkley
Tennie Binkley,
Attorney-in-Fact

STATE TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of February, 1998, before me personally appeared Tennie Binkley, to me known to be the person who executed the foregoing instrument on behalf of James D. Neal and acknowledged that she executed the same as the free act and deed of the said James D. Neal.

Witness my hand and official seal at Brentwood, Tennessee, on this the 26th day of February, 1998.

My Commission expires:
5-23-98

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Affiant

Sworn to and subscribed before me
this the 26th day of February, 1998

Notary Public

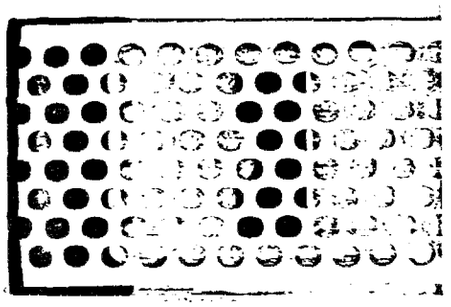
My Commission expires: 9-29-2001

MITCHELL A. WATTS NOTARY AT LARGE DAVIDSON COUNTY, TN

98 MAR -3 AM 8:22

04067411

9821 03/03 0326 CHECK 334.50



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

RECEIVED OF _____

FOR _____

BOOK 10817 PG 582

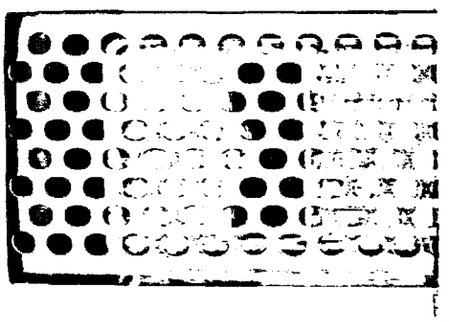
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHNT $5000.00
CO TX [illegible]
PRFEE 1.00
MISC [illegible]
TOTAL [illegible]
CHECK [illegible]

03/03/98 01 08:21 0001 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406741
IDENTIF. & REFERENCE

98 MAR -3 AM 8:22

No. 1260262