BOOK 10857 PG 584

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 98,780.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 24th day of March 1998

Notary Public

My Commission Expires: 9-21-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DARON BOYS 4403 Idaho Avenue Nashville, Tennessee 37209	AMERICA'S WHOLESALE LENDER 4500 Park Granada Calabasas, California 91302	MAP 103-4 PARCEL 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY EIGHT THOUSAND SEVEN HUNDRED EIGHTY AND NO/100---------- ($ 98,780.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, , SHAMROCK HOLDINGS, INC. hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto DARON BOYS and wife, KAARIN BOYS hereinafter called the Grantees , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 304 of Block 17 on 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 50.0 feet on the southerly side of Idaho Avenue, formerly Fifth Avenue, and runs back between parallel lines, 150.0 feet to an alley.

BEING the same property conveyed to Shamrock Holdings, Inc. by deed from James D. Neal of record in Book 10817, page 580, Register's Office for Davidson County, Tennessee.

98 MAR 27 PM 1:55
DAVIDSON COUNTY, TN.

This is improved property known as 4403 Idaho Avenue, Nashville, Tennessee 37209

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.

GRANTOR___ COVENANT s with the said GRANTEE S that it is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Charlotte Park Company's First Addition of record in Book 57 , page 103 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ its successors and representatives to warrant and forever defend the title to the said GRANTEES__, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __24th__ day of ____March_____, 19_98__, as the duly authorized officer of the herein named Grantor.

SHAMROCK HOLDINGS, INC.

Bruce Hardin

Bruce Hardin, President

by: Mitchell A Watts
Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MITCHELL A. WATTS to me known to be the person who executed the foregoing instrument in behalf of BRUCE HARDIN and acknowledged that he executed the same as the free act and deed of the said BRUCE HARDIN.

Witness my hand and seal this 24th day of March, 1998.

Donna K Seigenthaler
Notary Public

My commission expires: 1-27-2001

NOTARY PUBLIC AT LARGE

1791 03/27/98 10:01 03CHECK 374.48

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

RECEIVED OF _____

FOR _____

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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 98780.00
CON TX 365.48
PRFEE 1.00
WDEED 8.00
TOTAL 374.48
CHECK 374.48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
03/27/98 01 13:55 0001 1791

98 MAR 27 PM 1:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272070