Prepared by
Title Enterprises, LLC.
214 Centerview Drive, Suite 247
Brentwood, TN 37027

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

BOOK 11245 PAGE 471

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **DELANA A. OGLESBY, CONSERVATOR OF RUBY LEE GOINS** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **SHAMROCK HOLDINGS, INC.** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 7th day of December, 1998.

Delana A. Oglesby, Conservator
for Ruby Lee Goins

DELANA A. OGLESBY, CONSERVATOR OF RUBY LEE GOINS

98 DEC -9 PM 3:13
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0523164
IDENTIF. # REFERENCE

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **DELANA A. OGLESBY, CONSERVATOR OF RUBY LEE GOINS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 7th day of December, 1998.

Melody R. Wilson
Notary Public

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
HERFORD COUNTY, TENNESSEE
Commission Exp. 8-19-2001

My Commission Expires: 8-19-2001

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $45,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carla McWhite
Affiant

Subscribed and sworn to before me this 7th day of December, 1998.

Melody R. Wilson
Notary Public

My Commission Expires: 8-19-2001

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission exp. 8-19-2001
RUTHERFORD COUNTY TENNESSEE

MAP AND PARCEL NUMBERS: Map 119 Group 11 Parcel 71.00

ADDRESS NEW OWNER:
Shamrock Holdings, Inc.
2805 Ennis Road
Nashville, TN

SEND TAX BILLS TO:
Shamrock Holdings, Inc.
111 32nd Avenue, South
Nashville, TN 37212

8303 12/09 0101 03CHECK 183.35

Exhibit "A"

BOOK 11245 PAGE 473

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 60 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee. Said Lot No. 60 fronts 98 feet on the north side of Ennis Road and runs back between lines 172.9 feet on the west line and 151.5 feet on the east line to a line in the rear on which it measures 80 feet.

Being the same property conveyed to Albert Spencer Goins and wife, Ruby Dillahay Goins from John W. Williams and wife, Betty O. William's by Deed dated April 13,1954 and recorded April 14, 1954 in Book 2274, page 487, Register's Office for Davidson County, Tennessee, the said Albert Spencer Goins having since died.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11245 PAGE 474

FOR _____

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	45500.00
			CON TX	168.35
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	183.35
			CHECK	183.35
12/09/98	01		15:15 0001	8303

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0523164
IDENTIF. # REFERENCE

98 DEC -9 PM 3:14
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383285