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 $***10,000.00.

Affiant

Subscribed and sworn to before me this 30th day of January, 2001.

Notary Public

My Commission Expires: 1-29-01

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

Davidson County DEEDWARR
Recvd: 02/01/01 13:28 2pgs
Fees:11.00 Taxes:37.00
20010201-0009956

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
SHAMROCK HOLDINGS, INC. 3814 Nevada Avenue Nashville, Tennessee 37209	Bruce A. Hardin 1007 Maplehurst Avenue Nashville, Tennessee 37204	MAP 92-13 PARCEL 222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND AND 00/100 ($***10,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, RICHARD C. WALLACE, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SHAMROCK HOLDINGS, INC. a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 100.0 feet of the westerly 50.0 feet, Block 27, Map of Charlotte Park, 2nd Addition, extended, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin at the northeast margin of 39th Avenue, North and Nevada Avenue; running thence with the east margin of 39th Avenue, North, North 7 degrees 15 minutes west 100.0 feet to an iron pin; thence north 83 degrees 15 minutes east 50.0 feet to an iron pin; thence south 7 degrees 15 minutes east 100.0 feet to an iron pin in the northerly margin of Nevada Avenue, South 83 degrees 15 minutes west 50.0 feet to the point of beginning.

BEING the same property conveyed to Richard C. Wallace, unmarried, by deed from James Edward Johnson and wife, Mary Alice Johnson, of record as Instrument No. 200007280074730, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3814 Nevada 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, its successors and assigns, forever.

GRANTOR COVENANTS 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 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.

2. Matters, if any, shown on the plan of Charlotte Park, 2nd Addition, extended of record in Book 421, page 10, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of January, 2001.

Richard C. Wallace
RICHARD C. WALLACE

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 RICHARD C. WALLACE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2001.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-01

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