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 $***129,900.00.

Ian R. Fraser
Affiant

Subscribed and sworn to before me this 22nd day of October, 2001.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

My Commission Expires: 10-12-05

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
IAN R. FRASER 320 39th Avenue, North Nashville, Tennessee 32709	SAME	MAP 92-13 PARCEL 223

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 ($***129,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, SHAMROCK HOLDINGS, INC. , a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto IAN R. FRASER, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Davidson County DEEDWARR
Recvd: 10/24/01 12:02 3pgs
Fees:18.00 Taxes:480.63
20011024-0116169

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This is improved property known as 320 39th Avenue, North, 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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that it 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 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 itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of October, 2001, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

SHAMROCK HOLDINGS, INC.

BY: _____
Bruce A. Hardin

TITLE: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bruce A. Hardin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Shamrock Holdings, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal this 22nd day of October, 2001.

_____
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

EXHIBIT "A"

LEGAL DESCRIPTION

Being the northerly 50 feet and the westerly 100 feet of parcel 2, Block 27 Map of Charlotte Park 2nd Addition Extended, as of record in Book 421, page 10, beginning at an iron pin in the Easterly Margin of 39th Avenue North, said iron pin being located N 7 deg. 15 min W, 100 feet from the Northerly Margin of Nevada Avenue, running thence with the Easterly Margin of said 39th Avenue North 50 feet to an iron pin in the southerly margin of a 20 foot alley, thence N. 83 deg. 15 min. E. with Southerly Margin of said alley 100 feet to an iron pin, thence S. 7 deg. 15 min. E. 50 feet to an iron pin, thence S. 83 deg. 15 min. W. 100 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson Surveyor, dated February 16, 1952.

BEING the same property conveyed to Shamrock Holdings, Inc., a Tennessee corporation, by deed from Margie Holt, married, of record as Instrument No. 20010425-0040812 in the Register's Office for Davidson County, Tennessee.