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Davidson County DEEDWARR
Recvd: 02/03/03 16:05 2pgs
Fees:13.00 Taxes:1480.00

20030203-0014863

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2003. Notary Public My Commission Expires: 5-28-2003

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Christopher W. Cardwell 2806 22nd Avenue South Nashville, TN 37215	SAME	Map 117-02-0-204.00 7DA 22090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHAMROCK HOLDINGS, INC.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHRISTOPHER W. CARDWELL**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24, Block No. 2 on the Plan of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 60 feet on the easterly side of 22nd Avenue South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Shamrock Holdings, Inc., by deed from Charles F. Daniels and wife, Sherry Daniels, of record as Instrument No. 20010529-0055067, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, page 23, Register's Office for said County.

This is improved property known as 2806 22nd Avenue South, Nashville, TN 37215.

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; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of January, 2003.

SHAMROCK HOLDERS, INC.

By: _____
Bruce A. Hardin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bruce A. Hardin**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of January, 2003.

_____
Notary Public

My Commission Expires: 5/28/2003