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 $***78,000.00.

Affiant

Subscribed and sworn to before me this 13th day of March, 2003.

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 03/14/03 14:17 2pgs
Fees:13.00 Taxes:288.60
20030314-0034530

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
SHAMROCK HOLDINGS, INC. 606 American Road Nashville, Tennessee 37209	SHAMROCK HOLDINGS, INC. 3404 Benham Avenue Nashville, Tennessee 37215	MAP 90-12 PARCEL 126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY EIGHT THOUSAND AND 00/100 DOLLARS ($***78,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, SANDRA JEAN WOODARD FORD and VICKIE LYNN WOODARD, the heirs at law of Addie Evelyn Adair, (hereinafter called the "GRANTORS"), 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 Lot No. 64 on the Plan of Charlotte Park Subdivision, Section I, of record in Plat Book 2663, page 3, Register's Office for Davidson County, Tennessee.

SAID Lot No. 64 fronts 79.0 feet on the northerly side of American Road and extends back 131.5 feet on the westerly line and 186.2 feet on the easterly line to a dead line in the rear on which it measures 92.4 feet.

BEING the same property conveyed to Andrew M. Adair and wife, Addie Evelyn Adair by Quitclaim Deed from Jerry L. Vance, Trustee, of record in Book 6988, page 823, Register's Office for Davidson County, Tennessee; the said Andrew M. Adair and Addie Evelyn Adair having both since died with Andrew M. Adair (DOD 6/23/1990) predeceasing Addie Evelyn Adair (DOD 9/21/2001) and Addie Evelyn Adair leaving as her sole heirs at law her children, to wit: Sandra Jean Woodard Ford and Vickie Lynn Woodard.

This is improved property known as 606 American Road, 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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 Subdivision, Section I, of record in Book 2663, page 3, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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 we have hereunto set our hands on this the 13th day of March, 2003.

Sandra Jean Woodard Ford
SANDRA JEAN WOODARD FORD

Vickie Lynn Woodard
VICKIE LYNN WOODARD

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 Sandra Jean Woodard and Vickie Lynn Woodard, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2003.

Mitchell A. Watts
Notary Public

My Commission Expires: 10/12/05

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