WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 06/13/03 09:25 2pgs
Fees:13.00 Taxes:240.50

20030613-0081765

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 2003

Notary Public

MY COMMISSION EXPIRES: 9-30-06

(AFFIX SEAL)

JEFFERY W. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shamrock Holdings, Inc.	Shamrock Holdings, Inc.	MAP 118-02-0
(NAME)	(NAME)	
819 Horner Avenue	3404 Benham Avenue	PARCEL 152.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Floyd Hale, Jr., Unmarried

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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 52 on Map of the Subdivision of Kirkwood Heights, Section 4, a part of the W. T. Berry Estate, as of record in Book 1130, at page 18, Register's Office for Davidson County, Tennessee.

SAID Lot No. 52 fronts 60 feet on the southerly side of Horner Avenue and runs back between parallel line 157 feet to a dead line.

BEING the same property conveyed to Floyd Hale, Jr., and wife, Emma Hale (as the parents and sole surviving heirs at law of Rhonda S. Hale, deceased) by Quitclaim Deed from Robert Greene, Trustee of record by Instrument No. 20020612-0071539, Register's Office for Davidson County, TN The said Emma Hale having since died.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Debora Hale executes this Instrument as Attorney-in-Fact on behalf of Floyd Hale, Jr., pursuant to Durable Power-of-Attorney of record by Instrument No. 20030613-0081764, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 819 Horner Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of June 2003

Floyd Hale, Jr.

Floyd Hale, Jr.

By: Debora Hale

Debora Hale, Attorney in Fact

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

Witness my hand and official seal at Goodlettsville, Tennessee, this day of , 2003.

Commission Expires:
9-30-06

NOTARY PUBLIC

JEFFERY W. HART
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 09th day of June, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared DEBORA HALE to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of FLOYD HALE, JR., as his attorney in fact, being authorized so to do, and acknowledged that she executed the same as the free act and deed of the said FLOYD HALE, JR.

Witness my hand and official seal at Goodlettsville, Tennessee, this 09th day of June, 2003.

Commission Expires:
11/25/06

Tammy Jo Sulcer
NOTARY PUBLIC

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
NOV. 25, 2006