File Box 19 B

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW, LLC
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000582

Davidson County DEEDWARR
Recvd: 09/09/03 10:48 2pgs
Fees:13.00 Taxes:878.75

20030909-0131326

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by SHAMROCK HOLDINGS, INC., and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, MATTYE P. KOFAHL, have bargained and sold, and by these presents do transfer and convey unto the said SHAMROCK HOLDINGS, INC., their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of the C.C. Vernon Farm, as of record in Book 161, page 164, and the southerly 64 feet of Lot No. 12 on the Map of W.A. Hinton's Subdivision of Lot No. 29 of the C. C. Vernon Farm, as of record in Book 332, page 113, Register's Office for said County, described as follows:

Beginning on the easterly margin of Orlando Avenue at the corner of lots 27 and 28 on said Vernon Plan; thence Northerly with the easterly margin of said avenue, 179 feet to a point, being the southwest corner of part of said Lot 12 conveyed to Calvin Combs and wife, by deed of G. C. Vestal and wife, of record in Book 522, page 609, Register's Office for said County; thence easterly along said Combs' South line, 375 feet to the center of Richland Creek; thence Southerly with the center of said Creek, 179 feet to the common corner of Lots 27 and 28 on the said Vernon Plan; thence with the line between said Lots 27 and 28, westerly, 400 feet to the beginning.

Being the same property conveyed to William P. Kofahl and wife, Mattye P. Kofahl, by deed from Lillian Cantrell, of record in Book 2699, page 427, Register's Office for said County. William P. Kofahl is deceased.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SHAMROCK HOLDINGS, INC., their heirs and assigns, forever. And I do covenant with the said SHAMROCK HOLDINGS, INC., that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said SHAMROCK HOLDINGS, INC., their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 5th day of September, 2003.

Mattye P. Kofahl
MATTYE P. KOFAHL

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **MATTYE P. KOFAHL,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 5th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires OCT. 13, 2004

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $237,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 5th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 3/31/07

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAP 91-14
PARCEL 200.00
MAP 91-14
PARCEL 201.00

ADDRESS OF NEW OWNERS:
SHAMROCK HOLDINGS, INC.
3404 BRENHAM AVENUE
NASHVILLE, TN 37215

SEND TAX BILLS TO:

SAME