Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 02/02/05 15:14 1 pgs
Fees:13.00 Taxes:462.50

20050202-0012480

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 2/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE TENN. WILLIAMSON COUNTY

Preparer's File #-04G0594

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Vanessa A. Paz	Churchill Mortgage Corporation	91-14-B-9-CO
412 Patina Circle	761 Old Hickory Blvd., Suite 401	
Nashville, TN 37209	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SHAMROCK HOLDINGS, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto VANESSA A. PAZ, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 91-14-B-9-CO

Land in Davidson County, Tennessee, being Lot No. 9 of the Final Plat of Patina Subdivision as recorded in Instrument No. 200402260021916, 1st Revision of Plat at Instrument No. 200407070080650, to which plat reference is hereby made for a more particular description, being a resubdivision of the southerly part of Lot 11 & all of Lot 12 of the map of W. A. Hinton's Subdivision of Block No.'s 15 and 29 of the C.C. Verron Farm as of record in Book 332, page 113, and Lot 28 of the map of the C.C. Verron Farm, as of record in Book 161, page 164, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William P. Kofahl and wife, Mattye P. Kofahl by deed of record in Book 2699, page 427, filed on 10-01-1957, and part of the same property further conveyed to Shamrock Holdings, Inc. by deed from Mattye P. Kofahl of record in Instrument No. 20030909-0131326, filed on 09-09-03, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **412 Patina Circle, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **25th** day of **January, 2005**:

Shamrock Holdings, Inc.
Bruce Hardin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHAMROCK HOLDINGS, INC., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TH, this 25th day of January, 2005.

Notary Public

My Commission Expires: 2/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE TENN. WILLIAMSON COUNTY