Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/05/06 08:42 1 pgs
Fees:13.00 Taxes:157.25

20060705-0079692

WARRANTY DEED

Preparer's File #-06F0356

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2006.

Notary Public

My Commission Expires: 7/17/06

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

Affix Seal

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#:
Shamrock Holdings, Inc.	Capital Bank & Trust	043-09-0-290.00
218 Duling Avenue	1808 West End Avenue	
Nashville, Tennessee 37115	Nashville, Tennessee 37203	

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, CUMBERLAND PROPERTIES, LLC, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto SHAMROCK HOLDINGS, INC., 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:

Land in Davidson County, Tennessee, Being Lot No. 1, Block P, of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Plat Book 843, page 82, said Register's office, for a more complete description, reference to said plan is hereby made.

Being part of the same property conveyed to Cumberland Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Thomas E. Hoppes and Phillip L. Coats, Trustees of Madison Church of Christ, an unincorporated religious organization of record in Instrument No. 20051026-0129062, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **218 Duling Avenue, Nashville, Tennessee 37115**

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 **30th** day of **June, 2006**:

CUMBERLAND PROPERTIES, LLC

By: M. Travis Dukes

Title: Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared M. Travis Dukes (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member (Title) of **CUMBERLAND PROPERTIES, LLC**, the within named bargainor, a corporation, and that such president or officer as such Managing Member (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as M. Travis Dukes (Name),Managing Member (Title).

Witness my hand and official seal at Brentwood, Tennessee this 30th day of June, 2006.

Notary Public

My Commission Expires: 7/17/06

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