Davidson County DEEDWARR
Recvd: 03/01/07 12:49 3 pgs
Fees:18.00 Taxes:3145.00
20070301-0025404

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Shamrock Holdings, Inc.	Shamrock Holdings, Inc.	103-02-0
304 Benham Avenue	304 Benham Avenue	GROUP
Nashville, Tennessee 37215	Nashville, Tennessee 37215	PARCELS 072.00, 071.00 and 070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Eight Hundred Fifty Thousand Dollars and Zero Cents ($850,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John Henry Hamilton and wife, Barbara Tate Hamilton, 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, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

John Henry Hamilton being one and the same person as John Hamilton and John H. Hamilton. Barbara Tate Hamilton being one and the person as Barbara Hamilton and Barbara T. Hamilton.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

improved ☒

and

unimproved ☒ property known as 216 (improved), 218 (improved) and 222 (unimproved) Orlando Avenue, 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; and we 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 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, its successors 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 our hands this 26th day of February 2007.

John Henry Hamilton

Barbara Tate Hamilton

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named John Henry Hamilton and Barbara Tate Hamilton, 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 at Nashville, Tennessee, this 26th day of February 2007.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

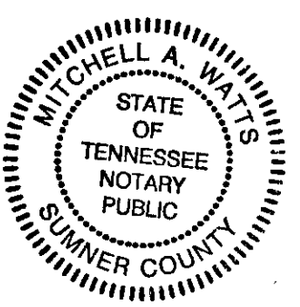


EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1:

BEING Lot No. 26 on the Map showing C. C. Vernons Farm, of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John H. Hamilton and wife, Barbara Hamilton by deed from Mary Helen Beaty, a widow, now unmarried, of record in Book 10756, page 305, Register's Office for Davidson County, Tennessee, dated 1/9/98.

Tract 2:

BEING the southerly part of Lot No. 27 on the Map showing C. C. Vernons Farm, of record in Book 161, page 164, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Orlando Avenue, at the corner of Lots Nos. 26 and 27; thence with the line between said two lots, north 70 deg. east 530 feet to the center of Richland Creek; thence with the center of said creek, northwardly 77 feet, more or less, to the southeast corner of the property conveyed to J. L. Green and wife, by deed from T. N. Thompson and wife, of record in Book 910, page 176, said Register's Office; thence with said Green's southerly line, westwardly 460 feet, more or less, to the easterly margin of Orlando Avenue; thence with said Avenue, southwardly 77 feet, more or less, to the beginning.

BEING the same property conveyed to John Henry Hamilton and wife, Barbara Tate Hamilton by deed from Thomas F. Swords, Jr. and wife, Annie Laurie Swords, of record in Book 5009, page 622, Register's Office for Davidson County, Tennessee, dated 3/29/76.

Tract 3:

BEING the Northerly part of Lot No. 27 on the Map of C. C. Vernons Farm, of record in Book 161, page 164, Register's Office for said County, and more particularly described as follows:

BEGINNING on the easterly margin of Orlando Avenue at the corner of Lots 27 and 28; thence with the easterly margin of said Avenue, South 10 degs. East 60 feet to a stake; thence continuing with said margin, South 10 degs. West 81 feet to the northwest corner of a part of said lot conveyed to Edward H. Hall and wife by deed from T. N. Thompson and wife, of record in Book 796, page 277, said R. O., thence Easterly with the Northerly margin of said Hall's lot, 460 feet, more or less, to the center of Richland Creek; thence Northerly with the center of said Creek to the southeast corner of Lot 28 on said plan; thence with the line between Lots Nos. 27 and 28, South 70 degs. West 400 feet to the point of beginning.

BEING the same property conveyed to John H. Hamilton and wife, Barbara Hamilton by deed from Chrystine Dilworth, Rocelia J. Cammuse, John Paul Jones and Carolyn J. Patterson, of record in Book 9126, page 556, Register's Office for Davidson County, Tennessee, recorded 10/26/93.