Return to: File Box 9-B
First Title and Escrow
2000 Richard Jones Rd. #110
Nashville, TN 37215
ftec file #26793

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***367,500.00.

Affiant

Subscribed and sworn to before me this 12th day of July, 2007.

Notary Public

My Commission Expires: 5-23-09

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/16/07 14:49 2 pgs
Fees:13.00 Taxes:1359.75
20070716-0084565

ADDRESS OF NEW OWNER

James P. Ratliff
409 Patina Circle
Nashville, Tennessee 37209

SEND TAX BILLS TO

NEW OWNER

MAP & PARCEL NOS.

MAP 091-14-0 B
PARCEL 003.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Seven Thousand Five Hundred and 00/100 Dollars ($***367,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shamrock Holdings, Inc., a Tennessee corporation, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto James P. Ratliff and Amy Langford, both unmarried, joint tenants with right of survivorship (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. 3 on the Final Subdivision Plat, First Revision, Patina, of record as Instrument No. 20040707-0080650 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Shamrock Holdings, Inc., a Tennessee corporation, by Quitclaim Deed dated September 5, 2003, from Bruce Hardin, married, of record as Instrument No. 20030909-0131325 and re-recorded as Instrument No. 20030926-0143025 and by deed from Mattye P. Kofahl of record as Instrument No. 20030909-0131326 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 409 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 GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the plan of Final Subdivision Plat, First Revision, Patina, of record as Instrument No. 20040707-0080650 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of July, 2007, as the duly authorized officer of the corporate party herein.

SHAMROCK HOLDINGS, INC.

By: _____
Bruce Hardin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Bruce Hardin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Shamrock Holdings, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of July, 2007.

_____
Notary Public

My Commission Expires: 03.22.2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE