THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 07/18/08 13:41 2 pgs
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MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***46,500.00.

Affiant

Subscribed and sworn to before me this 16th day of July, 2008.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
William C. Boone 414 McIver Street Antioch, Tennessee 37013	William C. Boone 913 Glendale Lane Nashville, TN 37204	MAP 119-13-0 PARCEL 258.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Six Thousand Five Hundred and 00/100 Dollars ($***46,500.00) 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 William C. Boone (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Map of Patterson's Sub of Maple Hill of record in Book 332, page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Shamrock Holdings, Inc., by deed dated October 18, 2000, from Harris Lee Short of record as Instrument No. 20010124-0007329 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 414 McIver Street, Antioch, Tennessee 37013.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE 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 Grantee herein.

2. Matters, if any, shown on the Map of Patterson's Sub of Maple Hill of record in Book 332, page 75, 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 GRANTEE, his 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 16th day of July, 2008, as the duly authorized officer of the corporate party herein.

SHAMROCK HOLDINGS, INC.

By: _____
Bruce Hardin

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, 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 this 16th day of July, 2008.

_____
Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY