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 $***115,000.00.

Courtney J. Neal
Affiant

BILL GARRETT, Davidson County
Trans:T20090081990 DEEDWARR
Recvd: 12/03/09 13:23 2 pgs
Fees:13.00 Taxes:425.50
20091203-0110927

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 24th day of December, 2009.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Courtney J. Neal 5017 High Valley Drive Brentwood, TN 37027	Courtney J. Neal 5017 High Valley Drive Brentwood, TN 37027	MAP 091-14-0 B PARCEL 027.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand and 00/100 Dollars ($***115,000.00) 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 does transfer and convey unto Courtney J. Neal, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot 27, including Units A and B thereon, as shown and described in Exhibit "B" attached to the Declaration of Protective Covenants, Conditions and Restrictions for Patina Phase II, of record as Instrument No. 20090710-0064462 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 Warranty Deed dated February 26, 2007, from John Henry Hamilton and wife, Barbara Tate Hamilton, of record as Instrument No. 20070301-0025404 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 451 and 453 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, 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 2010 and all future years; the current year taxes having been prorated between the parties herein and paid at closing.

2. Matters, if any, shown on the Final Plat of Patina Subdivision, Phase 2, of record as Instrument No. 20080812-0083055 in Register's Office for Davidson County, Tennessee and matters, if any, shown on the Plan of record in Book 161, page 164, in said Register's Office.

3. Covenants, conditions, restrictions, agreements, 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 25 day of November, 200, as the authorized officer of the herein named corporate party.

SHAMROCK HOLDINGS, INC.

By: _____
Bruce A. Hardin, President

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 A. 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 25 day of November, 2009.

_____
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY