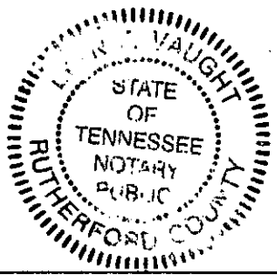
WARRANTY DEED



R-AK-12-1621

STATE OF Tennessee LFV
COUNTY OF ~~Davidson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-18-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shamrock Homes & More, LLC	Same	
5543 Edmondson Pike, Suite 77 ~~1624 Holly Street & 114 S. 17th Street~~	(NAME)	08310021700
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~07208~~ 37211		08310035800
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ELEANOR D. GRAYSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAMROCK HOMES & MORE, LLC, 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:

TRACT I:
BEING THE SOUTHERLY 97 FEET OF LOT NO. 6 ON THE PLAN OF LOCKLAND OF RECORD IN PLAT BOOK 57, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PORTION OF LOT NO. 6 FRONTS 62 1/2 FEET ON THE NORTHERLY SIDE OF HOLLY STREET AND EXTENDS BACK NORTHWARDLY WITH THE WEST MARGIN OF SOUTH SEVENTEENTH STREET 97 FEET TO A DEAD LINE MEASURING 62 1/2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ELEANOR D. GRAYSON BY DEED FROM MARJORIE G. CANADY, FRANCES G. MCMURRY AND ALLISON H. GRAYSON FILED FOR RECORD ON JUNE 13, 1995 IN BOOK 9698, PAGE 693, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALSO PART OF THE SAME PROPERTY CONVEYED TO FRANCES G. MCMURRY, ALLISON H. GRAYSON, MARJORIE G. CANADY AND ELEANOR D. GRAYSON BY DEED FROM BEN M. EARTHMAN, A WIDOWER FILED FOR RECORD ON OCTOBER 13, 1993 IN BOOK 9113, PAGE 819, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO FRANCES G. MCMURRY, MARJORIE G. CANADY, ANITA G. EARTHMAN AND ALLISON H. GRAYSON, AS TENANTS IN COMMON BY DEED FROM ANNA JOHNSON DAIMWOOD FILED FOR RECORD ON OCTOBER 9, 1973 IN BOOK 4754, PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:
BEING THE NORTHERLY 60 FEET OF LOT NO. 6 ON THE PLAN OF LOCKLAND OF RECORD IN PLAT BOOK 57, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PORTION OF LOT NO. 6 FRONTS 60 FEET ON THE WESTERLY SIDE OF SOUTH SEVENTEENTH STREET AND RUNS BACK BETWEEN PARALLEL LINES 62 1/2 FEET TO A DEAD LINE IN THE REAR MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO A LIFE ESTATE IN ELEANOR G. GREEN WITH A REMAINDER INTEREST IN FEE SIMPLE IN THE LAST SURVIVOR OF ELEANOR G. GREEN, S. K. GRAYSON AND FRANCES E. GRAYSON BY DEED FROM ANNA JOHNSON DAIMWOOD FILED FOR RECORD ON OCTOBER 9, 1973 AND FILED FOR RECORD IN BOOK 4754, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID ELEANOR G. GREEN IS ONE AND THE SAME AS ELEANOR D. GRAYSON. SOLON KELLY GRAYSON ALSO KNOWN AS S.K. GRAYSON HAVING SINCE DIED ON APRIL 15, 1983 AND FRANCES LYLE GRAYSON ALSO KNOWN AS FRANCES E. GRAYSON HAVING SINCE DIED ON OCTOBER 31, 1991VESTING FEE SIMPLE ABSOLUTE TITLE IN ELEANOR D. GRAYSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

,.unimproved ( )

BILL GARRETT, Davidson County
Trans:T20120023914 DEEDWARR
Recvd: 04/03/12 09:07 2 pgs
Fees:13.00 Taxes:847.30

20120403-0027957

This is improved (X) property, known as 1621 Holly Street & 114 S. 17th Street, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 29th day of March, 2012.

Eleanor D. Grayson by Laura Mitchell, attorney-in-fact

Eleanor D. Grayson by Laura Mitchell,
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of March, 2012, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eleanor D. Grayson* and who acknowledged she executed the same as the free act and deed of the said Eleanor D. Grayson.

Witness my hand and official seal, this the 29th day of March, 2012.

Brian D. Mitchell

Notary Public

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

January 9, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

*as shown by Power of Attorney of record in Instrument No. 20120403-0027956, of the Register's Office of Davidson County, Tennessee.