(1)

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 26 day of May, 2005, by and between CARRIE BELL SWEENEY, A MARRIED WOMAN, and NELL AGEE, A MARRIED WOMAN, AND MILDRED FRYE, AN UNMARRIED WOMAN hereinafter called Grantors, and STERLING VENTURES, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CARRIE BELL SWEENEY, A MARRIED WOMAN, and NELL AGEE, A MARRIED WOMAN, AND MILDRED FRYE, AN UNMARRIED WOMAN, as Grantors, do hereby bargain, sell, transfer and convey unto STERLING VENTURES, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 911 CRESCENT HILL ROAD, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

GLENN SHEPHERD SWEENEY, husband of CARRIE BELL SWEENEY, the Grantor herein, and HOWARD AGEE, husband of NELL AGEE, the Grantor herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Carrie Bell Sweeney
CARRIE BELL SWEENEY
Signature of Seller

Glenn Shepherd Sweeney
GLENN SHEPHERD SWEENEY
Signature of Seller Spouse

Nell J. Agee
NELL AGEE
Signature of Seller

Howard C. Agee
HOWARD AGEE
Signature of Seller Spouse

Mildred J. Frye
MILDRED FRYE
Signature of Seller

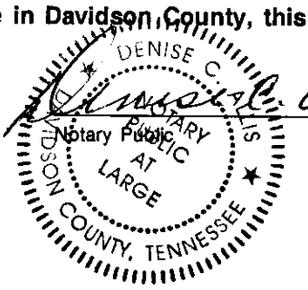
Davidson County DEEDWARR
Recvd: 06/01/05 08:06 4 pgs
Fees:23.00 Taxes:314.50

20050601-0061281

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CARRIE BELL SWEENEY, joined by her husband, GLENN SHEPHERD SWEENEY, the within named 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 office in Davidson County, this 26th day of **May, 2005.**



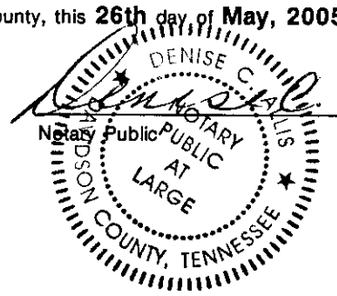
Notary Public

My Commission Expires: 5/24/2008

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **NELL AGEE, joined by her husband, HOWARD AGEE**, the within named 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 office in Davidson County, this **26th** day of **May, 2005.**



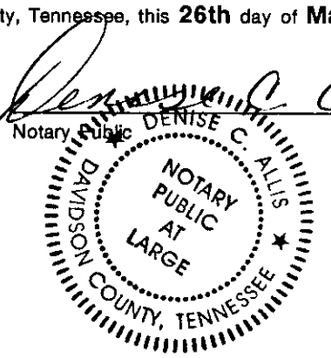
Notary Public

My Commission Expires: 5/24/2008

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MILDRED FRYE**, the within named bargainor, 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 office in Davidson County, Tennessee, this **26th** day of **May, 2005.**



Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

STERLING VENTURES, LLC, A TENNESSEE LIMITED LIABILITY CO.

911 CRESCENT HILL ROAD
NASHVILLE, TENNESSEE 37206

Property Address:

911 CRESCENT HILL ROAD
NASHVILLE, TENNESSEE 37206

Person Responsible for Taxes:

Map & Parcel #: MAP 83-7, PARCEL 272

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kristie S Sayle
Affiant

Sworn to and subscribed before me, a Notary Public, this 16 day of **May, 2005.**

Denise E. Allis
Notary Public

DENISE E. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7611

EXHIBIT 'A'

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Roselawn, of record in Book 2133, page 1, Register's Office for said County.

Said Lot No. 27 fronts 78.5 feet on the northerly side of Crescent Hill Drive and runs along the easterly line 172.7 feet and on the westerly line 167.2 feet to a dead line in the rear on which it measures 64.4 feet.

Being the same property conveyed to ROY JOHNSON SMITH AND WIFE, RUTH JENNINGS SMITH, by Warranty Deed from JAMES S. JONES AND CHARLES R. LAND,
of record in Book 2135, page 97, Register's Office for DAVIDSON County, Tennessee, the said Roy Johnson Smith having died on October 23, 1975, the property vested by operation of law in his surviving spouse, Ruth Jennings Smith. Ruth Jennings Smith died on September 15, 2004 , and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 04P-2004, Will Instrument No. 5747/1749646, the property was devised and bequeathed unto her surviving sisters, being Nell Agee, Carrie Bell Sweeney and Mildred Frye, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 83-7, PARCEL 272). 2004 real proeprty taxes are paid in the amount of 1037.37.

2. All matters as set forth on the Plan of Roselawn, of record in Plat Book 2133, page 1, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.