Davidson County DEEDWARR
Recvd: 08/26/05 09:07 2 pgs
Fees:13.00 Taxes:388.13

20050826-0102138

WARRANTY DEED

B-CD-05-0911

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ty A. Pritchard	Bank Of America	
911 Cresent Hill Road	(NAME) 1400 Best Plaza Drive, Ste. 101	83-07 272.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Richmond, VA 23227	
(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, we STERLING VENTURES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TY A. PRITCHARD, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot 27, ROSELAWN, as shown on plat of record in Plat Book 2133, Page 1, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sterling Ventures, LLC by Warranty Deed from Carrie Bell Sweeney, Nell Agee and Mildred Frye recorded June 1, 2005 in Instrument No. 20050601-0061281, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy Johnson Smith and wife, Ruth Jennings Smith by Warranty Deed from James R. Jones and Charles R. Land, recorded on the 11th day of February, 1953 in Deed Book 2135, Page 97, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 911 Cresent Hill Road, 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 19th day of August, 2005.

Sterling Ventures, LLC

By: _____

Title: Sec

By: _____

Title: Mgr SV LLC

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Caudell + Cal Woodard, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Secretary + Chief Manager of Sterling Ventures, LLC, a Tennessee limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal
on this the 19th day of August, 2005.

_____
NOTARY PUBLIC

My Commission Expires: _____

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903