WARRANTY DEED

B-AFG-05-1228

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 11 May 09
(AFFIX SEAL)

E. DWAYNE LANNOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Tina Warfield	Long Beach Mortgage	
1228 Kermit Drive (ADDRESS)	(NAME) 320 Interstate North Parkway, Suite 500 (ADDRESS)	120-01 64.00
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (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 TINA WARFIELD AND CLAY V. WARFIELD, MARRIED AND BETTY MARIE RUNSER, UNMARRIED, TENANTS IN COMMON, 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 NO. 18 ON THE PLAN OF MIRO MEADOWS, OF RECORD IN BOOK 1424, PAGES 94 AND 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 18 FRONTS 65 FEET ON THE NORTHWESTERLY MARGIN OF KERMIT DRIVE AND EXTENDS BACK 185 FEET ON THE NORTHEASTERLY LINE AND 189 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINT IN THE REAR, MEASURING 65.12 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO STERLING VENTURES, LLC BY QUITCLAIM DEED FROM INVESTORS DEVELOPMENT, LLC AND SUWANNEE PROPERTIES, LLC , RECORDED ON THE 28TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050428-0047345, 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 1228 Kermit Drive, Nashville, Tennessee 37217
(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 26th day of September, 2005.

Sterling Ventures, LLC

By: _____

Title: _____

By: _____

Title: CM SVLLC

E. DWAYNE LANNOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 09/28/05 10:21 2 pgs
Fees:13.00 Taxes:436.60

20050928-0116291

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 26th day of September, 2005.

E. Dwayne Lannom
NOTARY PUBLIC

My Commission Expires: 11 May 09

E. DWAYNE LANNOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903