(1)

Davidson County DEEDWARR
Recvd: 03/31/06 11:32 2 pgs
Fees:13.00 Taxes:268.25

20060331-0036585

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

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson
mop

The actual consideration or value, whichever is greater for this transfer is $72,500.00.

Affiant

Sworn to and subscribed before me on this the 27th day of March, 2006.

NOTARY PUBLIC
My Commission Expires: 1-10-10

MELANIE D. ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

MORTGAGEE:

Address New Owner:

Sterling Ventures, LLC
1544 Hardinge Rd. Suite 215
Nashville, TN 37205

Send Tax Bills to: Same as new owner

Map-Parcel
148-15-0 214.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **WILLIAM F. ANDERSON and KIMBERLY ANDERSON,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **STERLING VENTURES, LLC, a Limited Liability Company,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 20, Section 6, Apache Hills as shown by plat and survey of record in Plat Book 5200, Page 173, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to WILLIAM F. ANDERSON and wife, KIMBERLY ANDERSON by Deed dated September 15, 1995, and executed by LUBY DENNIS PITTS and wife, CARLOTTA R. PITTS and recorded in Book 9799, Page 753, said Registers' Office.

Restrictions of record in Book 5449, Page 535; Book 5530, Page 660; and Book 5591, Page 664, said Register's Office.

PROPERTY SOLD "AS IS."

This is improved property known as 4149 Eastview Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 the 27 day of March, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WILLIAM F. ANDERSON

KIMBERLY ANDERSON

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WILLIAM F. ANDERSON and KIMBERLY ANDERSON, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 27 day of March, 2006.

M.V. Brooks
NOTARY PUBLIC

My Commission Expires: 05/12/09

M. V. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY