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SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/06 09:18 2 pg:
Fees:13.00 Taxes:244.20

20060530-0062770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS 366,000.00

Affiant: Leslie Johnson, Assistant Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF MAY, 2006.

Notary Public Leslie Slater

MY COMMISSION EXPIRES: 08/25/09
(AFFIX SEAL)

LESLIE SLATER
My Commission Expires
August 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT-0273

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sterling Ventures LLC	Sterling Ventures LLC	058-11-0-060.00
(NAME) 4544 Harding Rd. Suite 215 ~~3840 Lunn Drive~~	(NAME) Same as New	
(ADDRESS) Nashville TN ~~37218~~ 37205	(ADDRESS) Owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, The Bank of New York as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-1 SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sterling Ventures LLC,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, 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. 143 on the plan of Section I Royal Hills of record in Book 4675, Page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Bank of New York as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-1 by Successor Trustee's Deed dated October 27, 2005, of record in Instrument No. 20051107-0134922, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record, 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3840 Lunn Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Sterling Ventures LLC and his/her/their assigns, forever.

Said The Bank of New York as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-1, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said The Bank of New York as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-1, has executed this deed this 24th day of May, 2006.

The Bank of New York as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-1 by Countrywide Home Loans Inc., as Attorney in Fact

By: Leslie Johnson

Leslie Johnson, Assistant Secretary

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RM

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Leslie Johnson, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans, Inc, the Attorney in Fact of said The Bank of New York as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-1, the within named bargainor, and that he/she as such Leslie Johnson, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20060420-0045466 of record in Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this 24th day of May, 2006

Notary Public Leslie Slater

My Commission Expires: 08/25/09

NOTARY PUBLIC STATE OF TEXAS
LESLIE SLATER
My Commission Expires
August 25, 2009

"Upon oath The Bank of New York warrants, covenants and certifies that it is one and the same entity as Bank of New York as Trustee for the Certificatcholders of Asset-Backed Certificates, Series 2003-1"

RETURN TO:

Resource Title Agency of Tennessee