(1)

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

State of Tennessee
County of ~~Davidson~~ Williamson

This actual consideration or value – whichever is greater- is $65,000.00

Affiant

Subscribed and sworn before me this the 9th day of June, 2006.

Notary Public My Commission Expires 6-14-08

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

Davidson County DEEDWARR
Recvd: 06/13/06 10:28 2 pgs
Fees:13.00 Taxes:240.50
20060613-0070122

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	**Improved Property known as:**	**Send tax bills to:**
Sterling Ventures, LLC 4844 Harding Road Suite 215 Nashville, Tennessee 37205	1223 Saturn Drive Nashville, Tennessee 37217	New Owner

Map 120-1 Parcel 110

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

THE ESTATE OF HAZEL M. DODRILL

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

STERLING VENTURES, LLC

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Lot No. 180 on the Plan of Stardust Acres Subdivision, of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 180 fronts 59.8 feet on the northwesterly margin of Saturn Drive and runs back between lines measuring 245.6 feet on the southwesterly line and 294.2 feet on the northeasterly line to a dead line in the rear measuring 91.0 feet thereon.

Being the same property conveyed to Kenneth Dodrill and wife, Hazel M. Dodrill by Warranty Deed of record in Book 4174, page 627, Register's Office for Davidson County, Tennessee. Said property having since been conveyed to Hazel M. Dodrill by Divorce Decree of record in Book 56, page 675 (15A Page 260,) Circuit Court Clerk's Office in Davidson County, Tennessee. Said Hazel M. Dodrill having since died on 9/5/2005 leaving her estate to her two heirs, Stevie Joe Haynes and Stephanie Anne Hibbett by her Last Will and Testament.

Subject to all matters of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Subject to all easements of record in Book 4179, page 319, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **9th day of June, 2006.**

The Estate of Hazel M. Dodrill
By: Stevie Joe Haynes, Heir

The Estate of Hazel M. Dodrill
By: Stephanie Anne Hibbett, Heir

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Stevie Joe Haynes and Stephanie Anne Hibbett** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **The Estate of Helen Dodrill** for the purpose therein contained, and who further acknowledge him/her self to be **the heirs of the Estate of Helen Dodrill** and hereby executes this document on behalf of **The Estate of Helen M. Dodrill**

Witness my hand and official seal this **9th day** of **June, 2006.**

My Commission Expires:

3-20-10

Notary Public

Davidson ★ Jennifer R. Pierce ★ County, Tennessee
Notary Public At Large