Davidson County DEEDWARR
Recvd: 08/22/06 10:56 2 pgs
Fees:13.00 Taxes:325.60
20060822-0103323

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Chandra A. Edmonson** **3297 Hinkle Drive** **Nashville, TN 37218**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **80-08; 136.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

STERLING VENTURES, LLC

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

CHANDRA A. EDMONSON, unmarried

HEREINAFTER called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 167 on the Plan of Bordeaux Hills, Section III, as of record in Book 3600, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID Lot fronts 85 feet on the southerly side of Hinkle Drive and runs back 112 feet on the easterly line and 100.6 feet on the westerly line to a dead line in the rear on which it measures 42.28 feet.

BEING the same property conveyed to Sterling Ventures, LLC, by cash deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20060505-0052822, Register's Office for Davidson County, Tennessee.

This is improved (x) property known as **3297 Hinkle Drive, Nashville, Tennessee 37218.**

unimproved ( )

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, her heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 4th day of August, 2006.

STERLING VENTURES, LLC
By: Charles Calder
Its: Sec.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2006, personally appeared Charles Caudell, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his/her oath, acknowledged himself/herself to be the Secretary of **STERLING VENTURES, LLC**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the company by himself/herself as such officer or member.

WITNESS MY HAND AND SEAL at office this 4th day of August, 2006.

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Susan E. Burks
NOTARY PUBLIC

My Commission Expires: 1-24-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $88,000.00.

Tara Hawley
AFFIANT

Sworn to and subscribed to before me this 4th day of August, 2006.

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Susan E. Burks
NOTARY PUBLIC
My Commission Expires: 1-24-09