Davidson County DEEDWARR
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Fees:13.00 Taxes:273.80

20061003-0122671

JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

WARRANTY DEED

B-SR-06-0345

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Downer	New Owner (NAME)	
345 Kingview Drive		058-16-0-115.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(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 BARRY DOWNER, _____, 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 112, PLAN OF HAYNES PARK, SECTION 4-A, as shown on plat of record in Plat Book 4860, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed too Sterling Ventures, LLC by Deed recorded August 8, 2006 at Instrument Number 20060808-0097550, Register's Office for Davidson County, Tennessee and Being the same property conveyed to Les Lazarus by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, recorded on the 28th day of July, 2006 in Instrument No. 20060728-0091488, 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 including those listed in Book 4943, page 211 and Plat Book 4860, page 39, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 345 Kingview Drive, Nashville, Tennessee 37218
(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 18th day of August, 2006.

Sterling Ventures, LLC

By: _____

Title: Chief Mgr.

By: _____

Title: _____

By: _____

Title: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of August, 2006, before me personally appeared Charles Caudell & Cal Woodard, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager and Secretary of Sterling Ventures, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager and Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903