WARRANTY DEED

B-STR-07-3808

LYDIA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

John Glenn
Affiant

Subscribed and sworn to before me, this 11th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(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
G.M. Reed & Sons, LLC	G.M. Reed and Sons, LLC (NAME)	
121 E. Main Street	121 E. Main Street (ADDRESS)	92-13-219.00
Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (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 G.M. REED & SONS, LLC, 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 THE WESTERLY 50 FEET OF THE EASTERLY 250 FEET OF BLOCK NO. 27 ON THE MAP OF CHARLOTTE PARK COMPANY'S SECOND ADDITION, EXTENDED, OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF BLOCK NO. 27 FRONTS 50 FEET ON THE NORTHERLY SIDE OF NEVADA AVENUE, FORMERLY THIRD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO STERLING VENTURES, LLC BY WARRANTY DEED FROM SAMUEL C. SKEMP AND RITA MAY SKEMP RECORDED MARCH 20, 2007 AT INSTRUMENT NO. 20070320-0033833, 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 Plat Book 421, page 10, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3808 Nevada Avenue, Nashville, Tennessee 37209
(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 11th day of May, 2007.

Sterling Ventures, LLC

BY: _____
Charles F. Cundell, III, Member

_____
James C. Woodard, II, Member

Davidson County DEEDWARR
Recvd: 05/16/07 13:17 2 pgs
Fees:13.00 Taxes:462.50

20070516-0058631

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of May, 2007, before me personally appeared Charles F. Caudell, III and James C. Woodard, II to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself/themselves to be the Members of Sterling Ventures, LLC, the within named bargainor, a limited liability company, and that he/she/they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of May, 2007.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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