Davidson County DEEDWARR
Recvd: 05/21/07 15:03 2 pgs
Fees:13.00 Taxes:283.05

20070521-0060531

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON CO

B-SP-07-2404

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
Sterling Ventures, LLC	Sterling Ventures, LLC (NAME)	
2402 Seifried Street (ADDRESS)	4544 Harding Road # 215 (ADDRESS)	
Nashville, TN 37208-1345 (CITY) (STATE) (ZIP)	Nashville TN 37205 (CITY) (STATE) (ZIP)	81-6-362

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 GLADYS M. SHELTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STERLING VENTURES, 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 THE 8TH, FORMERLY THE 13TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 17 ON THE PLAN OF THE NICHOL PROPERTY, AS OF RECORD IN BOOK 31, PAGE 603, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE PRESENT NORTH LINE OF SEIFRIED STREET 100 FEET WESTERLY FROM THE WEST MARGIN OF 24TH AVENUE NORTH, THENCE NORTH, PARALLEL WITH SAID 24TH AVENUE NORTH, 150 FEET TO AN ALLEY; THENCE WESTERLY, PARALLEL WITH SEIFRIED STREET, 50 FEET; THENCE SOUTH, PARALLEL WITH SAID 24TH AVENUE NORTH, 150 FEET TO THE SAID NORTH LINE OF SEIFRIED STREET; THENCE EASTERLY, WITH SAID LINE OF SEIFRIED STREET, 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JERRY M. SHELTON AND WIFE, GLADYS M. SHELTON BY WARRANTY DEED FROM LUTHER C. TANLEY AND WIFE, MARY FRANCES TANLEY AND F. B. CAGLE, A WIDOWER, RECORDED ON THE 11TH DAY OF MAY, 1959 IN DEED BOOK 2904, PAGE 631, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID JERRY M. SHELTON HAVING SINCE DIED, LEAVING GLADYS M. SHELTON AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 31, PAGE 603, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2402 Seifried Street, Nashville, Tennessee 37208-1345
(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 15th day of May, 2007.

Gladys M. Shelton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gladys M. Shelton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

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