ADDRESS NEW OWNER and
SEND TAX BILLS:
STERLING VENTURES, LLC
3524 Park Avenue
Nashville, Tennessee 37209

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
92 - 13 - 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS ($125,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, EDWIN R. SUTTON and wife, PATSY SUTTON, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to STERLING VENTURES, LLC, hereinafter called GRANTEE, its heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 of Block 7, Charlctte Park Company's Second Addition, of record in Book 57, Pages 160 and 161, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edwin R. Sutton by deed dated August 2, 2002 and recorded August 12, 2002 of record in Instrument No. 20020812-0097397, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 3524 Park Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, its heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/30/07 14:22 2 pgs
Fees:13.00 Taxes:462.50

20070530-0064199

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 25th day of May, 2007.

EDWIN R. SUTTON

PATSY SUTTON

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, EDWIN R. SUTTON and wife, PATSY SUTTON, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of May, 2007.

NOTARY PUBLIC

My Commission Expires:

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

AFFIANT

Subscribed to and sworn before me, this the 25th day of May, 2007.

NOTARY PUBLIC

My Commission Expires:

01-11-2011

SHARI L. WILKES STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO., TENN

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