WARRANTY DEED

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2007

Notary Public

MY COMMISSION EXPIRES: 6-14-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Downer	OWNER	083.03-0-250.00
(NAME)	(NAME)	
1301 Boscobel St		
(ADDRESS)	(ADDRESS)	2007-0581
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sterling Ventures, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry Downer**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 51 on the plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, September 27, 1950, as follows:

Beginning on the southerly margin of Carter Street at a point 143.5 feet west of the westerly margin of Johnson Street; thence with the southerly margin of Carter Street, westwardly 72 feet to the northeast corner of the property conveyed to George Steagall and wife by deed from Hilton S. Pugh and wife, of record in Book 1810, page 69, said Register's Office; thence with said Stegall's easterly line southwardly 197.7 feet to a fence post; thence eastwardly 72 feet to an iron pin, being 150.3 feet west of the westerly margin of said Johnson Street, thence northwardly 197.5 feet to the beginning.

Being the same property conveyed to Rita Ann Sloan by quitclaim deed Robert L. Sloan of record in Instrument No. 20010327-0029355, said Register's Office, dated 11/20/00. And being the same property conveyed to Sterling Ventures, LLC by warranty deed of Rita Ann Sloan of record in Instrument No. 20070813-0096689, said Register's Office, dated 08/08/07 and recorded 08/13/07.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2007 Taxes constitute a lien against said property but are not yet due and payable. All matters appearing on the Plan of record in Plat Book 21, page 9, said Register's Office.

This property, known as 2228 Carter Avenue, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 08/29/07 15:26 3 pgs
Fees:18.00 Taxes:196.10
20070829-0103938

Witness my/our hand(s) this 28TH DAY OF AUGUST, 2007.

Sterling Ventures, LLC

BY: _____

Title: _____

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himrself _____ of Sterling Ventures, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself as _____ of said company.

Witness my hand and official seal, this the _____ day of _____, 2007.

_____

Notary Public

My Commission Expires: _____

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

Certificate of Authenticity

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette L. Meldrum, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal at office on this the 28th day of August, 2007

Notary's Signature

My Commission Expires: 1/4/11
Notary's Seal (If on paper)

