JC Reed

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires September 16, 2008

# WARRANTY DEED

R-SP-07-2402

**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 |
|---|---|---|
| Brian P. Pierce | JC Reed Mortgage, LLC mail | |
| 2402 Seifried Street | (NAME) 2555 Meridian Blvd., Suite 120 | |
| (ADDRESS) Nashville, TN 37208 | (ADDRESS) Franklin, TN 37067 | 81-6-362 |
| (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 BRIAN P. PIERCE, UNMARRIED, 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 STERLING VENTURES, LLC BY WARRANTY DEED FROM GLADYS M. SHELTON RECORDED MAY 21, 2007 IN INSTRUMENT NO. 20070521-0060531, REGISTER'S OFFICE FOR 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 31, PAGE 603, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 2402 Seifried Street, Nashville, Tennessee 37208
(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.

Davidson County DEEDWARR
Recvd: 11/29/07 11:32 2 pgs
Fees:13.00 Taxes:355.20
20071129-0138463

Witness my/our hand(s) this 15th day of November, 2007.

Sterling Ventures, LLC

BY: _____
James C. Woodard, II
Chief Manager

BY: _____
Charles F. Caudell, III
Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of November, 2007, before me personally appeared James C. Woodard, II, 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 of Sterling Ventures, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of November, 2007, before me personally appeared Charles F. Caudell, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Secretary of Sterling Ventures, LLC, the within named bargainor, a limited liability company, and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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