FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45585

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2008

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaSondra D. Knowles	American Mortgage Network, Inc.	50-13-40
2157 W. Richmond Hill Drive	8131 Baymeadows Circle West, Suite 206	
Nashville, TN, 37207	Jacksonville, FL 32256	

FOR AND IN 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, I/WE,

Sterling Ventures, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LaSondra D. Knowles and husband, Demitrius Knowles

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:

Land in Davidson County, Tennessee, being Lot Number 29 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, Page 142, Register's Office of said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sterling Ventures, LLC by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of record in Instrument No.: 20070523-0061606, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2157 W. Richmond Hill Drive, Nashville, TN 37207

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.

Witness my/our hand(s) this 31st day of January, 2008

Sterling Ventures, LLC

BY: _____
James C. Woodard
Chief Manager

Davidson County DEEDWARR
Recvd: 02/04/08 11:32 2 pgs
Fees:13.00 Taxes:466.20

20080204-0011286

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared James C. Woodard, with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the Chief Manager of the Sterling Ventures, LLC, the within named bargainor, and corporation, and that as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James C. Woodard as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee on this the 31st day of January, 2008.

Notary Public

My commission expires: 5/22/10



My Commission Expires MAY 22, 2010