Return To:
Invesco Title
1181 Nashville Pike
Gallatin, Tennessee 37066

WARRANTY DEED

LESLIE D. SIRCY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 55,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 30th DAY OF June 2008

Notary Public

MY COMMISSION EXPIRES: 1/24/2011
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Invesco Title Company, 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~James C. Woodard~~ and Sterling Ventures, LLC	Same as new owner	83-14-113.00
202 South 17th Street		
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, ***Ellen F. Branham and husband, William L. Branham*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Sterling Ventures, LLC** 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:

Property being known as 202 South 17th Street Nashville TN 37206 and being described as follows:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 59 on the Plan of the Lindsley Subdivision of the Chadwell Tract as of record in Plan Book 2, page 24, Chancery Court at Nashville.

Said part of Lot No. 59 fronts 50 feet on the westerly side of South 17th Street and runs back between parallel lines with the southerly margin of an alley 50 feet to dead line.

Being the same property conveyed to Thomas W. Tully and wife, Nelda J. Tully, by deed from Lila Mai Lovell, Widow, executed on June 26, 1990, and filed for record on June 27, 1990, in Book 8139, Page 881, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ellen F. Branham and husband, William L. Branham by Warranty Deed from Thomas W. Tully and wife, Nelda J. Tully dated 3/31/2005 of record as Instrument No. 20050406-0037836, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/11/08 10:49 3 pgs
Fees:18.00 Taxes:203.50
20080711-0071338

This is: Unimproved ( )
Improved ( ) Property, known as 202 South 17th Street, Nashville, TN 37206
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 30th day of June, 2008.

Ellen F. Branham

William L. Branham

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen F. Branham and husband, William L. Branham** the bargainor(s) 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 30th day of June, 2008.

Commission Expires: 1/24/2011

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public