Davidson County DEEDWARR
Recvd: 08/15/08 13:35 2 pg
Fees:13.00 Taxes:425.50

20080815-0084127

RECORD AND RETURN TO:
INVESCO TITLE COMPANY
1181 NASHVILLE PIKE
GALLATIN, TN 37066

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of July, 2008.

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

MY COMMISSION EXPIRES: 2/26/2012

THIS INSTRUMENT WAS PREPARED BY
INVESCO TITLE CO., 1181 NASHVILLE PIKE, GALLATIN, TN 37066

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Faye Hand **3840 Lunn** **Nashville, TN 37218**	same as new	58-11-60.00

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, WE,

Sterling Ventures, LLC

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

Linda Faye Hand, unmarried

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 3840 Lunn Nashville TN 37218 and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 143 on the plan of Section 1 Royal Hills of record in Book 4675, Page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for amore complete description.

Being the same property conveyed to Sterling Ventures, LLC by Special Warranty Deed from The Bank of New York as Trustee for the Certificateholders of Asset-Backed Certificates, Series 2003-1 dated 5/24/2006 of record as Instrument No. 20060530-0062770, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **3840 Lunn, Nashville, TN 37218**

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 our hands this 30th day of July, 2008.

Sterling Ventures, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Charles Caudill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Sterling Ventures, LLC, the within named bargainor, a limited liability company, and that such Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Sterling Ventures, LLC as Manager.

Witness my hand this 30th day of July, 2008.

Notary Public

My Commission Expires: 2/28/2011

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires