WARRANTY DEED

PREPARED BY & RETURN TO:

PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

ROBIN A. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 114,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 2nd DAY OF September, 2008

Notary Public

MY COMMISSION EXPIRES: 2/26/2011
(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
Amanda K Marshall	COUNTRYWIDE BANK, FSB	120, Grp 1, Par. 110
1223 Saturn Drive	2021 N. GALLATIN RD., STE 280	
Nashville, TN 37217	MADISON, TN 37115	
(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 THERE PRESENTS DO TRANFER AND CONVEY UNTO *Amanda K Marshall*, 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 1223 Saturn Drive Nashville TN 37217 and being described as follows:

Being Lot No. 180 on the Plan of Stardust Acres Subdivision, of record in Book 1424, page 92, Register's Office for Davidson County, Tennnessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sterling Ventures, LLC by Warranty Deed from the Estate of Hazel M Dodrill dated 6/9/06 and filed on 6/13/06 of record in Inst. No. 200606130070122, said Register's Office.

This is: Unimproved ( )
Improved ( ) Property, known as 1223 Saturn Drive, Nashville, TN 37217
(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 2nd day of September, 2008.

Sterling Ventures, LLC

By: _____
Charles Caudill, Chief Manager

Davidson County DEEDWARR
Recvd: 09/08/08 10:24 2 pgs
Fees:13.00 Taxes:421.80
20080908-0091567

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ 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 _____ day of _____, 2008.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Charles Caudill, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager respectively of the Sterling Ventures, LLC, the within named bargainor, and Limited Liability Company, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company, by the said Charles Caudill, as such Chief Manager.

Witness my hand and official seal at office at Nashville TN on this the 2nd day of September, 2008.

My commission expires: 2/28/2012

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