(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-2-12

(AFFIX SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

mailto: Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodger L. Helms	CityLife Lending Group, LLC	08314011300
(NAME) 4996 Gunners Run NE	(NAME) 121 Suburban Road, 1st	
(ADDRESS) Roswell, GA 30075-1676	(ADDRESS) Knoxville, TN 37923-5588	2010-0024
(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 THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodger L. Helms and wife, Wendy Lynne Whittemore** 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 the northerly 50 feet of Lot No. 59 on the Plan of the Lindsley Subdivision of the Chadwell Tract as of record in Plat 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 runs back between parallel lines with the southerly margin of an alley 50 feet to dead line.

Being the same property conveyed to Sterling Ventures, LLC by warranty deed of Ellen F. Branham and husband, William L. Branham of record in Instrument No. 20080711-0071338, said Register's Office, dated June 30, 2008.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2010 Tax a lien against said property but are not yet due and payable. Map & Parcel 08314011300 Subject to all matters on the plan of record in Plan Book 2, page 24, Chancery Court at Nashville. Easement of record in Book 1537, page 419, said Register's Office.

This property, known as 202 South 17th Street, Nashville, TN 37206
(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 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.

BILL GARRETT, Davidson County
Trans:T20100010394 DEEDWARR
Recvd: 02/22/10 13:33 2 pgs
Fees:13.00 Taxes:841.75
20100222-0013394

Witness my/our hand(s) this 18th DAY OF FEBRUARY, 2010.

Sterling Ventures, LLC

BY:_____

James C. Woodard, II, President

By:_____.

Charles F. Caudell, III, Secretary

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared James C. Woodard, II and Charles F. Caudell, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves, President and Secretary of Sterling Ventures, LLC, the within named bargainor, a Tennessee limited liability company, and that James C. Woodard, II and Charles F. Caudell, III, as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company themselves as President and Secretary of said company.

Witness my hand and official seal, this the 18th day of February, 2010.

_____

Notary Public My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY