PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUITE 330 BRENTWOOD, TN 37027

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

EMILY H. PROFFITT
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00.

Sherri Dowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2007

Notary Public

MY COMMISSION EXPIRES: 1-26-08

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vision Marketing Group, LLC	Vision Marketing Group, LLC	MAP 083-06-0
1719 Dryden DR ~~211 Manchester Ave.~~	1719 Dryden Drive	PARCEL 125
Spring Hill, TN 37174 ~~Nashville, TN 37206~~	Spring Hill, TN 37174	
(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, **Sam P. Holt, Jr. and wife, Amy L .Holt**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vision Marketing Group, LLC**, a Tennessee limited liability co.

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 39 in Beaumont Place, a Plan of which is of record in Book 332 page 38, Registers office for Davidson county, Tennessee, to which plan reference is hereby made. Said Lot number 39 fronts 50.5 feet on the west side of Manchester Avenue, and extends back westerly between parallel lines 190 feet, more or less, on the north margin, and 179 feet, more or less, on its southerly margin, to an alley in the rear.

Being the same property conveyed to Sam P. Holt, Jr. and wife, Amy L. Holt by Quitclaim Deed from Jere P. Holt and wife, Vicki Holt, as in Instrument No. 20061129-0147512, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(✓) IMPROVED property known as **211 Manchester Ave., Nashville, TN 37206.**

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 hand( ) this the 30th day of July, 2007.

Sam P. Holt, Jr.

Amy L. Holt

Davidson County DEEDWARR
Recvd: 08/08/07 09:34 2 pgs
Fees:13.00 Taxes:573.50

20070808-0094728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sam P. Holt, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of July, 2007.

My Commission expires 1-26-08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy L. Holt** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of July, 2007.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN