THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28967-08-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Jessica G. Martin Affiant Subscribed and sworn to before me this 10th day of September, 2009. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Jessica G. Martin 211 Manchester Avenue Nashville, TN 37206	**Send Tax Bills To:** PHH Mortgage Services 4001 Leadenhall Road Mt. Laurel, NJ 08054	**Tax Information:** Map and Parcel No.: 083-06-0-125.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vision Marketing Group LLC, a Tennessee limited liability co. and Scott Frith, individually as sole owner of Vision Marketing Group, LLC**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica G. Martin and June M. Baldini*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*as joint tenants with the right of survivorship

This is improved property located at 211 Manchester Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of September, 2009.

Vision Marketing Group, LLC

BY: Scott Frith, Managing Member

Scott Frith, Individually, as sole owner of Vision Marketing Group, LLC

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Scott Frith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Scott Frith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of Vision Marketing Group, LLC, the within named bargainor, a corporation, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of Vision Marketing Group, LLC, by himself as such Managing Member.

Witness my hand, at office, this 10th day of September, 2009.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20090063174 DEEDWARR
Recvd: 09/15/09 15:11 2 pgs
Fees:13.00 Taxes:888.00

20090915-0086206

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Beaumont Place, a Plan which is of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate description thereof.

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 Vision Marketing Group, LLC, a Tennessee limited liability co. by Deed dated 7/30/2007 from Sam P. Holt, Jr. and wife, Amy L. Holt of record in Instrument No. 20070808-0094728, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, Page 38, Register's Office for Davidson County, Tennessee.