10-11-012-D

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 12/23/10 09:29 2 pgs
Fees:13.00 Taxes:300.81
20101223-0102076

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***81,300.00.

Affiant

Subscribed and sworn to before me this 22 day of December, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Kyle David Robinson 911 Granada Avenue Nashville, Tennessee 37206	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, Ohio 45227	MAP 082-04-0 PARCEL 365.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty One Thousand Three Hundred and 00/100 Dollars ($***81,300.00) cash in hand paid, the receipt of which is hereby acknowledged, Vesta Holding Corp, a Tennessee corporation, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto Kyle David Robinson, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly half of Lot No. 40 on the Plan of W.H. Hyronemus Addition of record in Book 161, page 174, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 40 fronts 50.0 feet on the northerly margin of Granada, formerly Dailey Avenue, and extends back between parallel lines 168.0 feet to an alley.

BEING the same property conveyed to Vesta Holding Corp. by Quitclaim Deed dated June 7, 2010, from Chris Florek of record as Instrument No. 20100707-0053308 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 911 Granada Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2011 and future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of W.H. Hyronemus Addition of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR, by its duly authorized representative, has executed this instrument on this the 22nd day of December, 2010.

VESTA HOLDING CORP.

By: _____
Peter Connerth

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Peter Connerth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Vesta Holding Corp., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand and official seal this 22nd ay of December, 2010.

_____
Notary Public

My Commission Expires: 8/20/2013

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
BROOKE SMITH

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state BROOKE SMITH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON