This space for Register's Office:

PREPARED BY ~~(AND RETURN TO)~~
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

ADDRESS NEW OWNER:
Adam Anderson
915 Granada Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Centre Drive
Franklin, TN 37064

Map & Parcel No. 82.04-0-367.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Vesta Holding Corp.**, hereinafter called the **Grantors**, do hereby convey unto **Adam Anderson, an unmarried man,** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being the westerly half of Lot Number 38 on the plan of W.H. Hyronemus Addition of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof. Said part of lot fronts 50 feet on the north side of Granada Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Vesta Holding Corp. on June 7, 2010 by Quitclaim Deed of record in Instrument No. 20100707-0053308, Register's Office for Davidson County, Tennessee. For further deed reference, see also Warranty Deed of record in Instrument No. 20050726-0086549, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as 915 Granada Avenue, Nashville, TN 37206.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

BILL GARRETT, Davidson County
Trans:T20110026860 DEEDWARR
Recvd: 05/05/11 14:54 2 pgs
Fees:13.00 Taxes:369.63
20110505-0034757

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 28th day of April, 2011.

Peter J. Connerth, President of Vesta Holding Corp.

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Peter J. 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 purpose therein contained, by signing the name of the corporation by himself as President.

SUBSCRIBED AND SWORN TO BEFORE ME this 28th day of April, 2011.

Notary Public in and for the State of Tennessee

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD

My Commission Expires: 6/18/12

STATE OF Tennessee
COUNTY OF Davidson
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $99,900.00

Affiant

Sworn and subscribed before me on April 28th, 2011

Notary Public

My Commission Expires: 7.3.12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON