WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **William June and Michelle June** **3310 Leondale Terrace** **Nashville, Tennessee 37207**	SEND TAX BILLS TO: Vision Mortgage Professionals Inc. 155 Legend Dr. Ste P Lebanon, TN. 37087	MAP-PARCEL NUMBERS: **50-15;5.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Yvonne Murphy and husband, Steven Murphy

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

William R. June and Michelle June, husband and wife

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 Lot No. 656 on the Plan of Parkwood Estates; Section 4, of record in Plat Book 3300, Pages 79 and 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 656 fronts 86.2 feet on the southerly margin of Leondale Terrace and runs back between lines, 136.4 feet on the easterly line and 141.2 feet on the westerly line to a dead line in the rear on which it measures 71.6 feet.

BEING the same property conveyed to Yvonne Murphy and husband, Steven Murphy by warranty deed from Fletcher H. Ball and wife, Novelene W. Ball, of record in Instrument No. 20010323-0028130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3434, Page 270, and amended in Book 3616, Page 269, and Book 3702, Page 519, Register's Office for Davidson County, Tennessee.

This is improved property known as **3310 Leondale Terrace, Nashville, Tennessee 37207.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 25th day of April, 2008.

YVONNE MURPHY

STEVEN MURPHY

Davidson County DEEDWARR
Recvd: 05/06/08 15:03 2 pgs
Fees:13.00 Taxes:351.50

20080506-0046798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Yvonne Murphy and Steven Murphy,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 25th day of April, 2008.



My Commission Expires SEPT. 19, 2009

NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $95,000.00.

AFFIANT

Sworn to and subscribed to before me this 25 day of April, 2008.



NOTARY PUBLIC
My Commission Expires: