Box 36 (1)

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

BILL GARRETT, Davidson County
Trans:T20120083476 DEEDWARR
Recvd: 11/01/12 14:33 3 pgs
Fees:18.00 Taxes:732.60
20121101-0100653

STATE OF TENNESSEE]
COUNTY OF DAVIDON]

The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2012.

Notary Public

My commission expires

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

Name and Address of New Owner:

Lawrence Jeffrey Leake, Sr. and
Steven Scott Leake
204 Forrest Valley Circle
Nashville, TN 37209

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

2133 Utopia Avenue
Nashville, Tennessee 37211

Map and Parcel:

105-16-123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JUNE C. DEAL,** an unmarried woman, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **LAWRENCE JEFFREY LEAKE, SR. and STEVEN SCOTT**

2575/SP

LEAKE, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 50 feet on the westerly side of Utopia Avenue and runs back between parallel lines 165 feet to an alley.

Being part of the same property conveyed to June C. Deal, a widow, by Warranty Deed from Carroll B. Cordell and wife, Teresa A. Cordell, of record in Book 8422, page 394, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2133 Utopia Avenue, Nashville, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes and assessments for 2012 and subsequent a years, a lien, but not yet delinquent, which have been prorated between the parties and assumed by Grantees.

2. All matters shown on Plat of record in Book 332, page 1, in the Register's Office for Davidson County, Tennessee.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 Grantor does covenant with the said Grantees that she 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title 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 my hand this 31st day of October, 2012.

June C. Deal

JUNE C. DEAL

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 **JUNE C. DEAL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this day and year first above written.

NOTARY PUBLIC
Douglas A. Strait
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

F:\DAB\June Deal - Warranty Deed.doc