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THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jae Sik Yun, et ux 407 Hamblen Dr. Madison, Tn. 37115	Same as New Owner	Map 34-13 Parcel 103

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of a Vendor's Lien retained in an Installment Deed from Claudine M. Dale to William E. Robinson of record in Book 9584, page 671, Register's Office for Davidson County, Tennessee, to secure one note dated January 25, 1995, in the original principal amount of $38,000.00 at 9.75% interest per annum, payable in 194 monthly installments of $390.00 beginning February 1, 1995, which the GRANTEE herein assumes and agrees to pay and hold GRANTOR harmless from same, the receipt all of which is hereby acknowledged, WILLIAM E. ROBINSON, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JAE SIK YUN and wife, IN SHUN YUN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 13 of Block "B" Eastlawn Subdivision, of record in Plat Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on Welworth Street and runs back 120 feet to a deadline on rear.

BEING the same property conveyed to William E. Robinson by deed from Claudine M. Dale of record in Book 9584, page 671, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 134-136 Welworth Street, Madison, TN 37115.

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

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 547, page 153 and 154, said Register's Office.

3. Subject to the balance of the indebtedness owing under a Vendor's Lien of record in Book 9584, page 671, Register's Office for Davidson County, Tennessee, which the GRANTEES specifically agree to assume and to pay same, in a timely manner, and to indemnify and hold harmless the GRANTOR from any cost or expense relating to any claim, demand or suit concerning same.

The GRANTOR represents and warrants that the present existing balance of the Vendor's Lien in favor of Claudine M. Dale as retained in the Installment Deed of record in Book 9584, page 671, Register's Office for Davidson County, Tennessee, as hereinabove recited is $34,177.87. By their signatures hereto, the GRANTEES agrees to pay all payments required to be paid under the said Vendor's Lien and to fully comply with all terms, provisions and conditions of the said lien; and, the GRANTEES agree to indemnify and hold harmless the GRANTOR from any cost, expense or judgment relating to any claim, demand or suit concerning the said Vendor's Lien, including the GRANTOR'S reasonable attorneys fees, court costs or other litigation expenses.

And the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 1st day of May, 1998.

"GRANTORS"

William E. Robinson

WILLIAM E. ROBINSON, a single man

"GRANTEES"

Jae Sik Yun

JAE SIK YUN

In Shun Yun

IN SHUN YUN

98 MAY -5 PM 3:25

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0433982

IDENTIFICATION REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. ROBINSON, a single man, and JAE SIK YUN and wife, IN SHUN YUN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 1st day of May, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Sworn to and subscribed before me, this the 1st day of May, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

3085 05/05 0101 03CHECK 179

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50
05/05/98 01 15:27 0001 3085

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0433982
IDENTIF. & REFERENCE
98 MAY -5 PM 3:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289146