BOOK 10917 PG 317

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.
Eric M. DePrez 323 Forest Park Road, Unit 1-11 Madison, TN 37115	Same as New Owner	Map 43-13-A Parcel 11 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHN J. YOON and wife, SUSIE M. YOON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ERIC M. DEPREZ, a single man, hereinafter referred to as 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 Apartment Unit No. 1-11 of Robin Hood Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc. of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to John J. Yoon and wife, Susie M. Yoon, by deed from Stephen D. Woodard and wife, Susan Sanders, of record in Book 10245, page 461, said Register's Office.

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 323 Forest Park Road, Unit 1-11, 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 GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant 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 will be paid, in full, without proration, by the GRANTEE, when due.

2. Subject to easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 3436, page 486, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 5200, page 124, said Register's Office.

4. Subject to rights of others in and to the common elements.

5. Subject to the Master Deed of Robin Hood Condominiums of record in Book 5388, page 524, amended in Book 6569, page 149, said Register's Office and the By-Laws appended thereto of record in Book 5388, page 554, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs 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.

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

"GRANTORS"

JOHN J. YOON

SUSIE M. YOON

"GRANTEE"

ERIC M. DEPREZ, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN J. YOON and wife, SUSIE M. YOON, and ERIC M. DEPREZ, a single man, 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

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

Affiant

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

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

3108 05/05 0101 03CHECK 153.30

98 MAY -5 PM 3:31

ELIZ. GRISHAM REGISTER
DAVIDSON COUNTY, TN.

043005

IDENTIFICATION REFERENCE

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 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 8.00
TOTAL 153.30
CHECK 153.30

05/05/98 01 15:33 0001 3108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

043005
IDENTIF. # REFERENCE
98 MAY -5 PM 3:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289169