188

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BK/PG 10984-350

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **June, 1998** between JAMES EARL McBROOM, A WIDOWER, UNMARRIED, GRANTOR, and JOHN J. YOON and SUSIE M. YOON, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES EARL McBROOM, A WIDOWER, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto JOHN J. YOON and SUSIE M. YOON, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is ~~an~~ improved property known as 131-133 WELWORTH STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: James Earl McBroom
JAMES EARL McBROOM Signature of Seller

98 JUN 19 PM 1:35
REGISTER
DAVIDSON COUNTY, TN.

3213 06/19 0101 03CHECK 161.00

0452808

BOOK 10984 PG 351

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES EARL McBROOM, A WIDOWER, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **June, 1998.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Name and Address of Property Owner:

JOHN J. YOON and SUSIE M. YOON, HUSBAND AND WIFE and
1039 HIGHLAND CIRCLE
MADISON, TN 37115

Property Address:

131-133 WELWORTH STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 034-13-0, PARCEL 087.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$40,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **June, 1998.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 8, Block "A", of Eastlawn, as of record in Book 547, page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line.

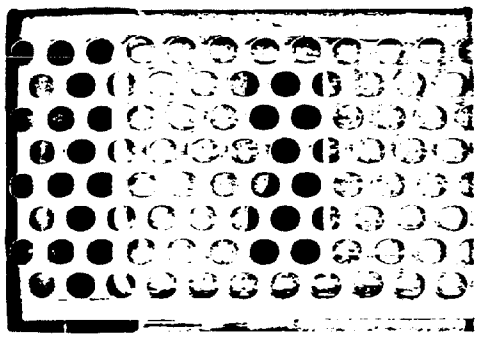
BEING the same property conveyed to JAMES EARL McBROOM AND WIFE, INEZ McBROOM, by Deed from JENNIE V. BINKLEY BRATCHER ET VIR, of record in Book 5344, page 370, Register's Office for DAVIDSON County, Tennessee. The said Inez McBroom having since died, the property vests by operation of law in her surviving spouse, James Earl McBroom, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 034-13-0, PARCEL 087.00, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 745.56).

2. All matters as set forth on the Plan of record in Plat Book 547, page 153, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 1001, Page 392, Register's Office for DAVIDSON County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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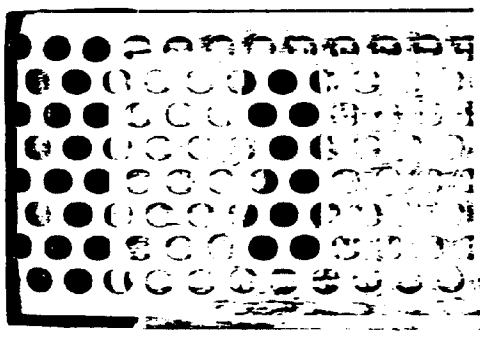
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
TOTAL 161.00
CHECK 161.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/98 01 13:35 0001 3213



0452808
IDENTIF. # REFERENCE

98 JUN 19 PM 1:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1309047