Mail

THIS INSTRUMENT PREPARED BY:

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

BOOK 11186 PAGE 701

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Billy E. Stewart, Sr., et ux 307 Dinwiddie Dr. Madison, TN 37115	Same as New Owner	Map 39 Parcel 284 Field Book 14D 524961

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 , joined by his wife, SUSIE M. YOON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BILLY E. STEWART, SR. and wife, PAULA J. STEWART, 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:

Beginning at an iron pin in the northerly margin of Old Hickory Blvd. said point of beginning being 0.43 miles from Whites Creek Pike; thence North 28 deg. 35 min. 05 sec. East 992.46 feet to a set iron pin; thence South 43 deg. 20 min. 02 sec. East 100.00 feet to an existing iron pin; thence South 30 deg. 51 min. 40 sec. East 299.92 feet to an existing iron pin; thence South 28 deg. 32 min. 52 sec. West 419.04 feet to an existing iron pin; thence North 62 deg. 41 min. West 159.31 feet to an existing iron pin; thence South 34 deg. 23 min. West 395.84 feet to a set iron pin in the margin of Old Hickory Blvd.; thence with the margin of said roadway North 58 deg. 39 min. 57 sec. West 154.57 feet to the point of beginning, containing 5.804 acres, more or less, by survey of Thomas H. Alley, License No. 922 dated 4/11/97.

BEING the same property conveyed to John J. Yoon by deed from James E. Brown of record in Book 11167, page 509, 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.

This is unimproved property in Davidson County, Tennessee.

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 WE, the GRANTORS, do covenant with the said GRANTEES, 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, by the GRANTOR, when due.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

THIS INSTRUMENT BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT ANY TITLE SEARCH ON THE PART OF THE PREPARER.

Joinder of Spouse: SUSIE M. YOON, wife of JOHN J. YOON, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 3rd day of November, 1998.

"GRANTORS"

John J. Yoon
JOHN J. YOON

Susie M. Yoon
SUSIE M. YOON

"GRANTEES"

Billy E. Stewart Sr.
BILLY E. STEWART, SR.

Paula J. Stewart
PAULA J. STEWART

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 BILLY E. STEWART, SR. and wife, PAULA J. STEWART, 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 3rd day of November, 1998.

Patsy C. Davidson
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 $50,000.00.

Paula J. Stewart
Affiant

Sworn to and subscribed before me, this the 3rd day of November, 1998.

Patsy C. Davidson
NOTARY PUBLIC

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

0508016
IDENTIFICATION REFERENCE

98 NOV -4 AM 8:45

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

2215 11/04 0101 03CHECK 196.00

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11186 PAGE 703

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 50000.00	
			CON TX 185.00	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 196.00	
			CHECK 196.00	
11/04/98	01		08:45 0001 2215	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0508016
IDENTIF. # REFERENCE

98 NOV -4 AM 8:45

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1367356