This instrument prepared by:

Jeff M. Grissim
Castleman & Greene, PLLC
110 Glancy Street, Suite 109
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 11623 PAGE 764

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
John J. Yoon 1039 Highland Circle Madison, TN 37115	SAME	Map 43-1 Parcel 69 & 70

7491 08/18 0101 03CHECK 121.38

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Joe Edward Midgett married and Jackie Doyle Midgett, unmarried** , (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **John J. Yoon**, married (the "Grantee"), his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 19, Block "G" on the plan of East Lawn as of record in Book 547, page 153 and 154, Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the southeasterly side of Florence Avenue and runs back between parallel lines 120 feet to the L. & N. Railroad Right-of-way.

BEING the same property conveyed to Joe Edward Midgett and Jackie Doyle Midgett by Warranty Deed of Record in Book 8428, page 192, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 18 of Block "G" on the Plan of East Lawn Subdivision of record in Book 547, page 153 and 154, Register's Office for Davidson County, Tennessee.

Said Lot number 18 fronts 50 feet on the southerly side of Florence Avenue and runs back between parallel lines 120 feet to a line.

BEING the same property conveyed to Joe Edward Midgett and Jackie Doyle Midgett by Warranty Deed of Record in Book 8428, page 192, Register's Office for Davidson County, Tennessee. Grantors have owned subject Property as investment property never having resided in or on said property.

U625613
IDENTIF. ↑ REFERENCE

99 AUG 18 AM 9:17
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

Description Reference:The Legal Description is the same as that used in the last deed prior to this transaction.

This is improved property, Tract I being known as 1138 Florence Avenue and Tract II being known as 926 Florence Avenue, Madison, Tennessee 37115.

Said property is subject to such limitations, restrictions and easements and encumbrances as may affect the premises, which are of record in the Register of Deed's Office for said county.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the

J.D.M.

appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, except as specifically herein provided, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and those easements and exceptions of record as incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 our hands this 12th day of August, 1999.

JOE EDWARD MIDGETT

By: Jackie D. Midgett
JACKIE D. MIDGETT,
Attorney-In-Fact

Jackie Dagle Midgett
JACKIE D. MIDGETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of August, 1999, before me personally appeared **Jackie D. Midgett**, to me known to be the person described in and who executed the foregoing instrument in behalf of **Joe Edward Midgett, as Attorney-In-Fact** and acknowledged that he executed the same as the free act and deed of **Joe Edward Midgett.**

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of August, 1999, before me personally appeared **Jackie D. Midgett**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $28,750.00.

x _____
Affiant- John J. Yoon

Subscribed and sworn before me this 12th day of August, 1999.

_____
NOTARY PUBLIC

My Commission Expires: 11/27/2000

MIdgett.Deed

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11623 PAGE 767

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0625613

IDENTIF. ↑ REFERENCE

99 AUG 18 AM 9:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT	28750.00
ERR	CO
MAMT	28750.00-
CAMT	28750.00
CON TX	106.38
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	121.38
CHECK	121.38

08/18/99 01 09:17 0001 7481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507720