18B

THIS INSTRUMENT PREPARED BY;
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD, SOUTH
MADISON, TN 37216

ADDRESS NEW OWNER:

JOHN YOON AND WIFE, SUSIE YOON
1039 Highland Cir
Madison Tn 37115

MAP AND PARCEL NO:

MAP 34-13, PARCEL 132
MAP 34-13, PARCEL 133

SEND TAX BILLS TO:

SAME

Instr:200002030011511 Page: 1 OF 3
REC'D FOR REC 02/03/2000 2:14:28PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $122.10

The actual consideration or value, whichever is greater, for this transfer, is $33,000.00, this 1ST day of February, 2000.

John J. Yoon 2/1/2000
AFFIANT

Sworn to and subscribed before me this 1ST day of Feb, 2000.

Theresa C. Allen
NOTARY PUBLIC

My commission expires: 5/28/2002

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, RICHARD R. ROOKER, CLERK OF THE CIRCUIT COURT AND PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, IN A REPRESENTATIVE CAPACITY IN BEHALF OF THE HEIRS OF THOMAS W. BASFORD, DECEASED, have this day bargained and sold, and do hereby transfer and convey unto the said JOHN YOON AND WIFE, SUSIE YOON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate 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 THE HEIRS OF THOMAS W. BASFORD, DECEASED, 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 improved property known as 105 AND 107 McKINLEY STREET, MADISON, TN 37115.

I, RICHARD R. ROOKER, CLERK OF THE CIRCUIT COURT AND PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, pursuant to the authority vested in me and the order heretofore entered by the Probate Court do hereby convey to said GRANTEES, THEIR successors, heirs and assigns, all the rights conveyed to me as said Clerk of the Circuit Court and Probate Court of Davidson County, Tennessee in said orders; including such covenants and warranties as I, as said Clerk may lawfully make, all of my actions in the premises being solely as said Clerk and not otherwise, under the powers vested in me under said orders and not as an individual.

WITNESS MY hand and seal on this the 1st day of February _____, 2000.

RICHARD R. ROOKER, CLERK OF THE
CIRCUIT COURT AND PROBATE
COURT FOR DAVIDSON COUNTY
TENNESSEE

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE :

COUNTY OF Davidson :

BEFORE ME, THE UNDERSIGNED, a notary public in and for the county and state abovementioned, personally appeared RICHARD R. ROOKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CLERK OF THE CIRCUIT COURT AND PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE the within named bargainor, , and that such CLERK executed the foregoing instrument for the purpose therein contained, by personally signing the name of the COURT as such CLERK.

Witness my official hand and seal, at office, in Nashville, TENNESSEE, on this 1st day of February, 2000.

Michelle Sawyer
Notary Public

My commission expires: 9/23/2000

MICHELLE SAWYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

TRACT NO. ONE: Lot Number 25 (25) Block B Eastlawn Subdivision as platted and recorded.

Being the same property conveyed to Thomas Woodson Basford, by Deed from Lillian T. Johnston, of record in Book 1261, page 123, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO: Lot #26 in Block "B" in East Lawn Subdivision in the 11th Civil District of Davidson County, Tenn. at Amqui, Tenn.

SAID Lot fronts 50 feet on McKinley St. and runs back between parallel lines 125 feet to a dead line.

BEING the same property conveyed to THOMAS WOODSON BASFORD, by Deed from C.N. TURNER, of record in Book 1340, page 325, Register's Office for
DAVIDSON County, Tennessee.
THE SAID THOMAS W. BASFORD, A/K/A THOMAS WOODSON BASFORD having since died INTESTATE and by Agreed Order dated January 12, 2000, and filed January 12, 2000 in the Probate Court for Davidson County, Tennessee, Docket No. 99P-325, and by Amended Agreed Order filed on February 1, 2000, in the Probate Court for Davidson County, Tennessee, and recorded simultaneously herewith, RICHARD R. ROOKER is authorized and directed to execute this deed and execute all other closing documents for and on behalf of all the heirs at law of the said THOMAS W. BASFORD, deceased, to the end that good and fee simple title be conveyed to said GRANTEES.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 34-13, PARCEL 132).

2. Unrecorded easements for roads and utilities, if any.