THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

Instr:200004070035313 Page: 1 OF 2
REC'D FOR REC 04/07/2000 2:25:48PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Felix Cabrera 155 Welworth St. Madison, TN 37115	Same as New Owner	Map 34-13 Parcel 81

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 FELIX CABRERA, 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:

> Land in Davidson County, Tennessee, being Lot No. 14 Block A on the Plan of Eastlawn, of record in Book 547, pages 153 and 154, Register's Office for said County.
>
> Said Lot No. 14 fronts 50 feet on the northerly margin of Welworth Street and extends back between parallel lines 120 feet to a dead line in the rear, measuring 50 feet thereon.
>
> BEING a part of the same property conveyed to John J. Yoon and wife, Susie M. Yoon, by deed from Bobby W. Caplinger and wife, Dean D. Caplinger, of record in Book 9628, page 356, 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.
>
> The current mailing address for said property is 155-157 Welworth St., 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. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, and will be paid, in full, without proration, by the GRANTEE, when due.

2. Any and all matters as they may appear on the plan of record in Book 547, pages 153 and 154, said Register's Office.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

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 the day and date last acknowledged below.

"GRANTOR"

JOHN J. YOON

SUSIE M. YOON

"GRANTEE"

FELIX CABRERA

FELIX CABRERA

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 FELIX CABRERA, 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 April, 2000.

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 $60,000.00.

FELIX CABRERA
Affiant

Sworn to and subscribed before me, this the 1st day of April, 2000.

NOTARY PUBLIC

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