This Instrument Prepared From
Information Furnished By The Parties

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

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **March, 2002, by and between JEONG S. YUN and MYUNG W. YUN, HUSBAND AND WIFE, hereinafter called Grantors, and GABRIEL H. GONZALEZ and GLORIA ESPINOZA-CORONEL, HUSBAND AND WIFE, hereinafter called 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 are hereby acknowledged, JEONG S. YUN and MYUNG W. YUN, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto GABRIEL H. GONZALEZ and GLORIA ESPINOZA-CORONEL, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that 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 Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 605 EAST OLD HICKORY BLVD., MADISON, TN 37115.

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

Grantors further covenant and bind themselves and their 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 hands and seals of Grantors on the day and year first above written.

JEONG S. YUN
Signature of Seller

MYUNG W. YUN
Signature of Seller

Davidson County DEEDWARR
Recvd: 03/19/02 14:31 3pgs
Fees:18.00 Taxes:222.00

20020319-0034175

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JEONG S. YUN and MYUNG W. YUN, HUSBAND AND WIFE, the within named bargainors, 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 **13th** day of March, 2002.

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Name and Address of Property Owner:

GABRIEL H. GONZALEZ and GLORIA ESPINOZA CORONEL, HUSBAND AND WIFE

605 EAST OLD HICKORY BLVD.
MADISON, TN 37115

Property Address:

605 EAST OLD HICKORY BLVD.
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: PT of 43-14
PARCEL TO BE ASGN

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 **$60,000.00** 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.

X GABRIEL H. GONZALEZ
Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **March, 2002.**

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

RETURN TO:

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the east 50 feet of the south 150 feet of Lot No. 24 and the westerly 30 feet of the south 150 feet of Lot No. 25 on the Map of Miss Opha R. Bixer's Subdivision, not of record, and described as follows:

Beginning at a point in the north margin of Old Hickory Boulevard, or New Bridge Road, 50 feet east of Hankins Street; thence northerly and parallel to Hankins Street 150 feet to a point; thence easterly 80 feet; thence southerly parallel to Hankins Street 150 feet to the north margin of Old Hickory Boulevard, or New Bridge Road; thence with the margin of the same, westerly 80 feet to the point of beginning.

Being a portion of the same property conveyed to JEONG S. YUN and MYUNG W. YUN, HUSBAND AND WIFE, by Warranty Deed of record in Book 7766, page 754, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable.

2. All matters as set forth on the Plan of Miss Opha R. Bixer's Subdivision, not of of record.