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

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **September, 2003**, by and between **JOHN J. YOON and SUSIE M. YOON, HUSBAND AND WIFE**, hereinafter called Grantors, and **TINNON W. MEDLEY and BETTYE S. MEDLEY, 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, JOHN J. YOON and SUSIE M. YOON, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto TINNON W. MEDLEY and BETTYE S. MEDLEY, 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 119,131,135 & 158 WELWORTH STREET, 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 person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

John J. Yoon
JOHN J. YOON
Signature of Seller

Susie M Yoon
SUSIE M. YOON
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/16/03 17:29 3pgs
Fees:18.00 Taxes:814.00

20030916-0136338

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHN J. YOON and SUSIE M. YOON, 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 **10th** day of September, 2003.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE
2433 TINNON Road
Goodlettsville Tn 37072

Property Address:

119,131,135 & 158 WELWORTH STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 034-13, PARCELS 90,87,86 & 109

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 **$220,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **September, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30

RETURN TO:

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

EXHIBIT 'A'

TRACT 1: BEING Lot No. 5 of Block "A" East Lawn Subdivision, of record in Plat Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

THIS IS IMPROVED PROPERTY KNOWN AS 119-121 WELWORTH STREET, MADISON, TN 37115.

Being the same property conveyed to Jeong S. Yun and wife, Myung W. Yun, by Warranty Deed from F.A. Harwell and Johnny Harwell, of record in Book 7790, page 548, Register's Office for Davidson County, Tennessee.

TRACT 2: Being Lot No. 8 Block "A", of Eastlawn, as of record in Book 547, page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line.

THIS IS IMPROVED PROPERTY KNOWN AS 131-133WELWORTH STREET, MADISON, TN 37115.

Being the same property conveyed to John J. Yoon and Susie M. Yoon, husband and wife, by Warranty Deed from James Earl McBroom, a widower, of record in Book 10984, page 350, Register's Office for Davidson County, Tennessee.

TRACT 3: Being Lot No. 9 on the Map of East Lawn Subdivision, Block A, of record in Book 547, pages 15 and 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

THIS IS IMPROVED PROPERTY KNOWN AS 135-137 WELWORTH STREET, MADISON, TN 37115.

Being the same property conveyed to Jeong S. Yun and wife Myung W. Yun, by Warranty Deed from Johnny Edmond Hale, of record in Book 8254, page 245, Register's Office for Davidson County, Tennessee.

TRACT 4: Land in Davidson County, Tennessee, being Lot No. 19 Block B on the Plan of Eastlawn, of record in Book 547, pages 153 & 154, Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the southerly margin of Welworth and extends back between parallel lines 120 feet to a dead line in the rear.

THIS IS IMPROVED PROPERTY KNOWN AS 158-160 WELWORTH STREET, MADISON, TN 37115.

BEING the same property conveyed to JOHN J. YOON AND WIFE, SUSIE M. YOON, by Warranty Deed from Bobby W. Caplinger and wife, Dean D. Caplinger, of record in Book 9628, page 356, Register's Office for DAVIDSON County, Tennessee.

Jeong Sik Yun and Myung W. Yun having changed their names to John Joongsik Yoon and Susie Myungwha Yoon, by Order of Probate Court for Davidson County, Tennessee, Docket Nos. 93P-1126 and 93P-1127, and recorded in the Register's Office for Davidson County, Tennessee, to Instrument No. 20001023-0105136 and 20001023-0105137, respectively.

Jeong S. Yun, John Joongsik Yoon and John J. Yoon are one and the same person. Myung Wha Yun, Myung W. Yun. Susie Myungwha Yoon and Susie M. Yoon are one and the same person.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 034-13, PARCELS 90,87,86 & 109). 2002 real property taxes are PAID in the TOTAL amount of 3287.05 (AS TO ALL FOUR TRACTS).

2. All matters as set forth on the Plan of EAST LAWN SUBDIVISION BLOCK A, of record in Plat Book 547, pages 153 & 154, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon (AS TO ALL FOUR TRACTS).

3. Restrictive Covenants of record in Book 1001, Page 392, Register's Office for DAVIDSON County, Tennessee (AS TO TRACT 2 ONLY).

4. AGREEMENT for Sanitary Sewers and/or Storm Drainage, of record in Book 4007, page 551, said Register's Office (AS TO TRACT 3 ONLY).