Davidson County DEEDWARR
Recvd: 12/12/03 12:41 3pgs
Fees:18.00 Taxes:814.00
20031212-0178417

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 **5th** day of **December, 2003, by and between JAE SIK YUN and IN SHUN YUN, 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, JAE SIK YUN and IN SHUN YUN, 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 143-145 WELWORTH STREET, 187-189 WELWORTH STREET, 134-136 WELWORTH STREET AND 208-210 FLORENCE AVENUE, 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 and assigns, to warrant and forever defend the title to said Grantees, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

GRANTORS JAE S. YUN AND JAE SIK YUN and IN S. YUN AND IN SHUN YUN are one and the same person.

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

JAE SIK YUN

IN SHUN YUN

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAE SIK YUN and IN SHUN YUN, HUSBAND AND WIFE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of December, 2003.

Notary Public

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:

134/136,143/145,187/189,208,210,
WELLWORTH/FLORENCE, MADISON, TN 37115

Person Responsible for Taxes:

Same.

Map & Parcel #: MAP 34-13, PARCELS 84,73,198,103

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 **5th** day of **December, 2003.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

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

EXHIBIT 'A'

TRACTS 1, 2 AND 3: BEING Lot No. 11 of Block "A", Lot No. 22 of Block "A" and Lot No. 39 of Block G, on the Map of East Lawn Subdivision; as of record in Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Jae S. Yun and wife, In S. Yun, by Warranty Deed from Johnny Harwell and John Allen Harwell, Sr., Trustee-Brownie Lee Harwell Trust, of record in Book 10259, page 403, Register's Office for Davidson County, Tennessee.

TRACT 4: BEING Lot No. 13 of Block "B" Eastlawn Subdivision, of record in Plat Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on Welworth Street and runs back 120 feet to a deadline on rear.

Being the same property conveyed to Jae Sik Yun and wife, In Shun Yun, by Warranty Deed from William E. Robinson, of record in Book 10917, page 268, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 34-13, PARCELS 84,73,198,103) (AS TO ALL TRACTS).
2. All matters as set forth on the Plan of record in Plat Book 547, page 153 & 154, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon (AS TO ALL TRACTS).