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 **31st** day of **December, 2003, by and between JOHN J. YOON and SUSIE M. YOON, HUSBAND AND WIFE, hereinafter called Grantors, and SONG C. HONG, A MARRIED WOMAN, hereinafter called Grantee.**

S.H

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, as Grantors, do hereby bargain, sell, S.H **transfer and convey unto SONG C. HONG, A MARRIED WOMAN, hereinafter referred to as Grantee, her 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 104 McKINLEY STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee 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 Grantee, her 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: 01/07/04 09:34 3pgs
Fees:18.00 Taxes:222.00
20040107-0002373

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 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 **31st** day of December, 2003.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

SONG J. HONG, A MARRIED WOMAN

104 McKINLEY STREET
MADISON, TN 37115

Property Address:

104 McKINLEY STREET
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 34-13, PARCEL 141

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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** 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'

Being Lot No. 7 of Block "C" on the Map of East Lawn, as of recor din Book 547, pages 153 and 154, Register's OFfice for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the southerly side of McKinley Street and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to JOHN J. YOON and SUSIE M. YOON, HUSBAND AND WIFE, by Warranty Deed from AGGIE F. MILLER, of record in BOOK 9633, PAGE 954, 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, PARCEL 141).

2. All matters as set forth on the Plan of record in Plat Book 547, pages 153 and 154, said Register's Office.

3. Any and all other matters appearing of record in the Register's Office for Davidson County, Tennessee.