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 **1st** day of **April, 2004, by and between JULIAN H. WILLIAMS, UNMARRIED, and DINAH S. WILLIAMS, UNMARRIED, hereinafter called Grantors, and JOHN J. YOON and SUSIE M. YOON, 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, JULIAN H. WILLIAMS, UNMARRIED, and DINAH S. WILLIAMS, UNMARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto JOHN J. YOON and SUSIE M. YOON, 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 1300 GALLATIN RD. N., MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, 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 hasve 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, their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors 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.

JULIAN H. WILLIAMS
SIGNATURE OF SELLER

DINAH S. WILLIAMS
SIGNATURE OF SELLER

Davidson County DEEDWARR
Recvd: 04/07/04 08:15 4pgs
Fees:23.00 Taxes:925.00

20040407-0039185

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DINAH S. WILLIAMS,**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **1st** day of **April, 2004.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JULIAN H. WILLIAMS,**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **1st** day of **April, 2004.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 and official seal at office in _____ County, _____, this **1st** day of **April, 2004.**

_____
Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 and official seal at office in _____ County, _____, this **1st** day of **April, 2004.**

_____
Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

JOHN J. YOON and SUSIE M. YOON, HUSBAND AND WIFE

1039 HIGHLAND STREET
MADISON, TN 37114

Property Address:

1300 GALLATIN RD. N.
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 34-13, PARCELS 137 & 329

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 **$250000** 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.

John J. Yoon
Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **April, 2004.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

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

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7379

EXHIBIT 'A'

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot Nos. 3, 4 and 5 of Block "C" on the Map of East Lawn as of record in Book 547, pages 153 and 154, Registers Office for Davidson County, Tennessee, and being that property described in Deeds of record in Book 3763, page 235 and Book 4068, page 78, Registers Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 6 of Block "C" on the Map of East Lawn as of record in Book 547, pages 153 and 154, Registers Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 58.70 feet on the southerly side of McKinley Street and runs back 120 feet on the easterly side and 123.50 feet on the westerly side to a dead line, measuring 87.06 feet thereon.

Being the same property conveyed to JULIAN H. WILLIAMS AND WIFE, VIVA S. WILLIAMS, by Quitclaim Deed from M. Wesley Hall, III, of record in Book 9091, page 756, Register's Office for Davidson County, Tennessee. The said Julian H. Williams and wife, Viva S. Williams subsequently conveyed all of their right, title and interest in and to said property unto their children, Dinah S. Williams and Joseph Lee Williams, by Quitclaim Deed from Robert L. Sanders, Trustee, of record in Book 10844, page 851, said Register's Office, the said Julian H. Williams and wife, Viva S. Williams having retained a life estate in and to the said property in said Deed. Viva S. Williams subsequently died on 1-11-2002, thereby terminating her life estate in and to said property. Joseph Lee Williams died on February 12, 2004, intestate, and his only surviving heirs at law are his wife, Linda Susan Williams, unmarried, and his two daughters, Tammie Sue Williams, unmarried, and Shannon Williams Smith, married, Linda Susan Williams, Tammie Sue Williams and Shannon Williams Smith, joined by her husband, Jeremy Smith, subsequently conveyed all of their right, title and interest in and to said property unto Julian H. Williams, by Quitclaim Deed of record in Instrument No. 20060607-0039184, said Register's Office.

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 137 & 329). 2003 real property taxes are PAID in the amount of 2396.16.

2. All matters as set forth on the Plan of record in Plat Book 21, page 141, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.