Davidson County DEEDTRS
Recvd: 07/12/04 10:19 3pgs
Fees:18.00 Taxes:138.75
20040712-0082406

PREPARED BY: T. Larry Edmondson
800 Broadway
Nashville, TN 37203

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PAR. NO.
John J. Yoon et ux 1039 Highland Circle Madison, TN 37115	SAME	43-13-A-11

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated May 1, 1998, executed by Eric M. DePrez, a single person, to Homer R. Ayers, Trustee, of record in Book 10917, Page 320, Register's Office for Davidson County, Tennessee; and

WHEREAS, John J. Yoon and wife, Susie M. Yoon, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 10917, page 320, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Instrument No. 20030805-0110659, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising in the Nashville Record three times on May 27th, June 3rd and June 10, 2004; that said property would be sold at 1:00 P.M. prevailing time on Tuesday, June 22, 2004 at the Register of Deeds Office, 501 Broadway, Suite 501, at the north-west entrance to the Gaylord Entertainment Center, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a lien against said property.

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Thirty-Seven Thousand Five Hundred and No/100 Dollars ($37,500.00) by John J. Yoon and wife, Susie M. Yoon, (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Thirty-Seven Thousand Five Hundred Dollars and No/100 ($37,500.00) cash in paid paid by the Grantee, T. Larry Edmondson, Substitute Trustee has this day sold and by these premises, does transfer and convey unto Grantee, its/their heirs

and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Being Apartment Unit No. 1-11 of Robin Hood Condominiums, created Under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc. of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, together With the undivided percentage interest in the Common Elements Appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, For a more complete identification and description of such Unit.
>
> Being the same property conveyed to Eric M. DePrez by deed from John J. Yoon and wife, Susie M. Yoon of record in Book 10917, page 317. Said Register's 'Office.
>
> The street address of the above described property is 323 Forest Park Road, Unit 1-11, Madison, Tennessee 37115

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns, forever.

And the Substitute Trustee covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption or any governmental agent, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 7th day of July, 2004.

T. LARRY EDMONDSON
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. Larry Edmondson, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 7th day of June, 2004.

Cynthia F. Medlin
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-24-05

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $37,500.00.

T. Larry Edmondson
AFFIANT

Sworn to and subscribed before me on this 7th day of June, 2004.

Cynthia F. Medlin
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-24-05