Tax Liability & Owner:
John J. Yoon, et ux
Susie M. Yoon
382 Yoon Lane
Manchester, Tennessee 37355

This instrument prepared by:
Shawn C. Trail, Attorney
GARLAND & TRAIL, LAW OFFICES
117 South Spring Street
Manchester, Tennessee 37355

Map 043, Parcel 010.00

BILL GARRETT, Davidson County
Trans:T20120015642 DEEDTRS
Recvd: 03/02/12 14:28 3 pgs
Fees:18.00 Taxes:74.00
20120302-0018610

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 10th day of February, 2012, by and between Shawn C. Trail, Substitute Trustee, party of the first part, and John J. Yoon and wife, Susie M. Yoon, party of the second part;

WHEREAS, by Deed of Trust dated March 13, 2002, of record as Instrument Number 20020319-0034176, Register's Office of Davidson County, Tennessee, Gabriel H. Gonzalez and wife, Gloria Espinoza-Coronel, conveyed to Thomas E. Stewart, as Trustee, the hereinafter described real estate to secure a note due John J. Yoon and wife, Susie M. Yoon; and

WHEREAS, default was made in the amount of said note and the holder thereof having directed the first party (see Substitution of Trustee, of record as Instrument Number 20111115-0089201, Register's Office of Davidson County, Tennessee) to sell said property as provided by said Deed of Trust, the party of the first part did cause a Notice of Right to Foreclose to be sent to the owners on November 3, 2011, and a Foreclosure Notice to be sent to the owners and Metropolitan Government of Nashville and Davidson County; and published for three consecutive weeks in The City Paper, a newspaper in and for Davidson County, Tennessee, on January 16, January 23, and January 30, 2012, in accordance with state law and the aforementioned Deed of Trust and said mailed notices and publication did advertise said property to be sold on the 10th day of February, 2012, and pursuant to said notices, on this date during legal hours,

and at 11:30 A.M., the first party offered said property for sale at the front door of the courthouse in Nashville, Tennessee, and after receiving bids sold said property to John J. Yoon and wife, Susie M. Yoon, for Twenty Thousand & NO/100 ($20,000.00) Dollars, this being the highest, last and best bid.

WHEREFORE, I, SHAWN C. TRAIL, Substitute Trustee, have this day bargained and sold and by these presents do hereby sell, transfer and convey unto the said JOHN J. YOON and wife, SUSIE M. YOON, their heirs and assigns, the following property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the east 50 feet of the south 150 feet of Lot No. 24 and the westerly 30 feet of the south 150 feet of Lot No. 25 on the Map of Miss Opha R. Bixer's Subdivision, not of record, and described as follows:
>
> Beginning at a point in the north margin of Old Hickory Boulevard, or New Bridge Road, 50 feet east of Hankins Street; thence northerly and parallel to Hankins Street 150 feet to a point; thence easterly 80 feet; thence southerly parallel to Hankins Street 150 feet to the north margin of Old Hickory Boulevard, or New Bridge Road; thence with the margin of the same, westerly 80 feet to the point of beginning.
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> And being the same real property conveyed to Gabriel H. Gonzalez and Gloria Espinoza-Coronel, husband and wife, by Warranty Deed from Jeong S. Yun and Myung W. Yun husband and wife, dated February 27, 2006 and recorded as Instrument No. 20060314-0029357, Register's Office of Davidson County, Tennessee.
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> This property is located at 605 Old Hickory Boulevard, Madison, Tennessee, and is shown as Parcel ID 043 14 0 010.00 in the Property Assessor's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all improvements thereon unto the party of the second part, their heirs and assigns, in fee simple, forever and in bar of all right or equity of redemption.

And the first party does hereby transfer, assign and set over unto the party of the second part, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as such Substitute Trustee, but no further or otherwise.

Witness my signature on this the day and date first above written.

Shawn C. Trail, Substitute Trustee

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named SHAWN C. TRAIL, with whom I am personally acquainted and who acknowledged that he executed the within and foregoing instrument in his capacity as Trustee and for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: January 23, 2016

SUSAN R. PRINCE STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 20,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 10th day of February, 2012.

NOTARY PUBLIC

My commission expires: January 23, 2016

SUSAN R. PRINCE STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY