THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18767**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $368,500.00. Affiant Subscribed and sworn to before me, this 4th day of MARCH, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Jack D. Steinhilber, Jr. 2707 Westwood Avenue Nashville, TN 37212	CTX Mortgage Company, LLC P.O. Box 199114 Dallas, Texas 75219-9114	MAP 104-15 PAR 474 FB 24W 15457

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARVIN CHUN AND WIFE, WOO-KYOUNG AHN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JACK D. STEINHILBER, JR. AND WIFE, ALICIA STEINHILBER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2707 Westwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of MARCH, 2002.

MARVIN CHUN

Davidson County DEEDWARR
Recvd: 03/07/02 11:29 3pgs
Fees:18.00 Taxes:1363.45
20020307-0028775

WOO-KYOUNG AHN, BY: MARVIN CHUN, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO on true #20020307 0028774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARVIN CHUN, 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, at office, this 4th day of MARCH, 2002.

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARVIN CHUN with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said WOO-KYOUNG AHN and is authorized by the said WOO-KYOUNG AHN to execute this instrument on HER behalf.

Witness my hand, at Office, this 4th day of MARCH, 2002.

My commission expires: _____

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
September 25, 2004

_____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Belair Division, as of record in Plat Book 8250, page 719, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marvin Chun and wife, Woo-Kyoung Ahn by deed from Robert Kincaid, unmarried of record in Book 11622, page 244, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 10456, page 721; and (3) All matters appearing on the Plan of record in Plat Book 8250, page 719, said Register's Office.