THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $309,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of MARCH, 2002.

Notary Public

My Commission Expires: 3/15/2003

BOX 2

First Title & Escrow Co., Inc.
FTEC File No. 18857

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires March 15, 2003

Davidson County DEEDWARR
Recvd: 04/08/02 13:48 3pgs
Fees:18.00 Taxes:1145.15
20020408-0042591

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. James R. Michels Ms. Clare G. Heburn 2805 Westwood Avenue Nashville, TN 37212	ABN AMRO MORTGAGE GROUP, INC. 2600 W. BIG BEAVER RD. TROY, MI 48084	MAP 104-14 PAR 133

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, ALICIA DOE STEINHILBER AND HUSBAND, JACK D. STEINHILBER, JR. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES R. MICHELS AND CLARE G. HEBURN ("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 2805 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 27th day of MARCH, 2002.

ALICIA DOE STEINHILBER, BY: JACK D. STEINHILBER, JR., ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORDED IMMEDIATELY PRIOR HERETO

Attorney in fact

JACK D. STEINHILBER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JACK D. STEINHILBER, JR., 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 27th day of MARCH, 2002.

GRADY G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

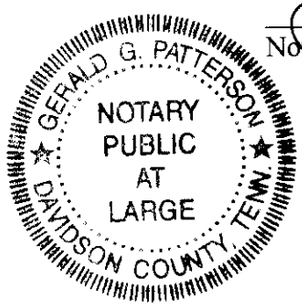
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK D. STEINHILBER, JR. with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the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

Witness my hand, at Office, this 27th day of MARCH, 2002.

My commission expires:

_____

Notary Public



My Commission Expires
NOV 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of the northerly 140 feet of Lot No. 25 on the Plan of Belair, of record in Book 332, page 6, Register's Office for said County, as follows:

Said part of Lot No. 25 fronts 50 feet on the southerly margin of Westwood Avenue and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Alicia Doe Steinhilber and spouse, Jack D. Steinhilber, Jr. by deed from Alfred Russell Willis and spouse, Deborah R. Willis, previously known as Deborah Lynn Beller of record in Book 10064, page 52, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 6, said Register's Office.