WARRANTY DEED

Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

W. AARON FORTNER
NOTARY PUBLIC AT LARGE
MONTGOMERY COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

x Robert A Mattzela
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: July 16 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT A. MATTZELA AND BETTY J. MATTZELA	ABN AMRO MORTGAGE GROUP, INC.	MAP 25-14 PARCEL 1
(NAME)	(NAME)	
100 HASTY DRIVE	2600 W. BIG BEAVER ROAD	
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072	TROY, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KENNETH L. MILLER, and wife CONNIE L. MILLER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. MATTZELA AND WIFE, BETTY J. MATTZELA, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section Two, Solitude Acres, Part One, as shown on Plat of record in Plat Book 3842, page 24, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kenneth L. Miller and wife, Connie L. Miller by deed of record in Book 8369, page 186, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 100 HASTY DRIVE, GOODLETTSVILLE, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 27th day of June, 2002.

Davidson County DEEDWARR
Recvd: 07/03/02 10:09 2pgs
Fees:13.00 Taxes:530.95
20020703-0080035

Kenneth L. Miller
KENNETH L. MILLER

Connie L. Miller
CONNIE L. MILLER

STATE OF TENNESSEE

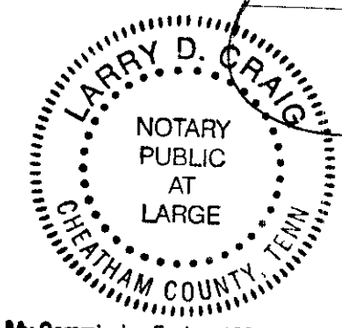
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, KENNETH L. MILLER, and wife CONNIE L. MILLER, the bargainor(s), 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 this.

NOTARY PUBLIC

My commission expires:



My Commission Expires APRIL 28, 2004