THIS INSTRUMENT WAS PREPARED BY
AND WHEN RECORDED RETURN TO:
Charles E. Reed, Attorney at Law
325 Plus Park Blvd., Suite 203
Nashville, TN 37217
Telephone: (615) 365-4014

Davidson County DEEDWARR
Recvd: 08/14/03 13:26 2pgs
Fees:13.00 Taxes:207.20
20030814-0117031

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:
Mark Pflanzer
706 Bradyville Pike
Murfreesboro, TN 37130

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.
136/14/221.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, U.S. Bank, N.A., d/b/a Firstar Bank, N.A. ("Grantor") has bargained and sold, and hereby transfers and conveys to Mark Pflanzer, a married person ("Grantee"), his successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 164-B of the Zone Lot Division of Lots Numbers 155 through 164 of Harbor Gate Subdivision, Section 2, of record in Plat Book 6900, Page 17, amending Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to U.S. Bank, N.A. d/b/a Firstar Bank, N.A., by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, of record as Instrument Number 20020606-0068620, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid Property, together with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors, heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized in fee of the aforesaid Property, that Grantor has a good right to sell and convey the same, and that the same is free from encumbrances except as follows:

1. Year 2003 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years;
2. Restrictive covenants, building lines, easements, and all matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1019 Carla Court, Nashville, TN 37217

Grantor further covenants and warrants to defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name, by its duly constituted authority, this 6th day of August, 2003.

U.S. Bank, N.A. d/b/a Firstar Bank, N.A.

By: _____
Rita J. Heinn
Its: Assistant Vice President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rita J. Heinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Assistant Vice President of U.S. Bank, N.A. d/b/a Firstar Bank, N.A., the within named bargainor, and that he/she as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, on behalf of U.S. Bank, N.A. d/b/a Firstar Bank, N.A., as the free act and deed of U.S. Bank, N.A. d/b/a Firstar Bank, N.A.

Witness my hand and official seal at Minneapolis, Minnesota, this 6th day of August, 2003.

My Commission Expires: 1-31-07 _____ Notary Public

CORINNA L. DUFFY
Notary Public
Minnesota
My Commission Expires January 31, 2007

REO Rep.

STATE OF TENESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

_____
Mark Pflanzer, Affiant

Subscribed and sworn to before me, this 6 day of August, 2003.

_____
Notary Public

My Commission Expires: 3/19/2006

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires
June 9, 2005