BOX 2

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Andrew Pfeifer
2006 Linden Avenue
Nashville, Tennessee 37212

SEND TAX BILL TO:
CTX Mortgage Company
801 - 94th Ave. N.
St. Petersburg, FL 33702

MORTGAGEE:
CTX Mortgage Company
P. O. Box 199000
Dallas, TX 75219-9000

Davidson County DEEDWARR
Recvd: 03/22/04 10:14 2pgs
Fees:13.00 Taxes:1835.20
20040322-0031886

MAP 104
GROUP 16
PARCEL 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul J. Luehrsen and wife, Saralyn V. Luehrsen** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Andrew Pfeifer and wife, Carolyn Pfeifer**, 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 the 24th Ward of the City of Nashville, Davidson County, Tennessee, being the westerly 30 feet of Lot No. 81 and the easterly 80 feet of Lot No. 82 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said parts of Lots Nos. 81 and 82 front together 60 feet on the northerly side of Linden Avenue and run back between parralel lines 175 feet to an alley.

Being the same property conveyed to Paul J. Luehrsen and wife, Saralyn V. Luehrsen by deed from E. M. Brendan Wyatt, married, and Paula Miller Wyatt of record in Instrument no. 20030423-0054650, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 2006 Linden Avenue, Nashville, Tennessee 37212.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 18th day of March, 2004.

Paul J. Luehrsen

Saralyn V. Luehrsen, by Paul J. Luehrsen, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul J. Luehrsen,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of March, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul J. Luehrsen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney in Fact for Saralyn V. Luehrsen and that as such Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Saralyn V. Luehrsen as his free act and deed..

WITNESS my hand and official seal this 18th day of March, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $496,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 3-1-08

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN