184
Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/04 14:11 2pgs
Fees:13.00 Taxes:296.00

20040506-0051976

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$80,000.00.**

Wilma Glock
Affiant

Subscribed and sworn to before me this 5 day of May, 2004.

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wilma Glock	Option One Mortgage Corp	136-14-0-221.00
1019 Carla Court	1600 Parkwood Circle, Suite 615	
Nashville, TN 37217	Atlanta, GA 30339	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark Pflanzer, a married person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wilma Glock, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 164-B on the plan 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 reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Pflanzer, a married person, by Special Warranty Deed from U.S. Bank, N.A., d/b/a Firstar Bank, N.A., on August 6, 2003, of record in Instrument Number 20030814-0117031, Register's Office for Davidson County, Tennessee. Jennifer Pflanzer joins in this conveyance to convey any interest that she may have in said property, particularly any marital interest.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 17, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6221, page 253; and Book 6366, page 494; and Book 6501, page 550; and Book 6540, page 292; and Book 6597, page 157; and Book 6599, page 984; and Book 6886, page 676; and Book 8286, page 848, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this May 5, 2004.

Mark Pflanzer

Jennifer Lynn Pflanzer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Pflanzer and Jennifer Lynn Pflanzer,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 5, 2004

My commission expires: _____

_____
Notary Public

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 9-23-07