03

Realty Title 98-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,050.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2003.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Eldon R. Spraker 2227 Scott Avenue Nashville TN 37216	New Owner	072-10-0 275.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ingomar Limited Partnership, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eldon R. Spraker, hereinafter called the Grantees, their successors 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 the southerly 55 feet of the Northerly 100 feet of Lots Nos. 31 and 32 on the Plan of Montgomery Heights, of record in Book 332, Page 47, Register's Office for said County.

Said part of said Lots front 55 feet on the East side of Scott Avenue and extends back between parallel lines 107 feet to a dead line.

Being the same property conveyed to Ingomar Limited Partnership by Substitute Trustee's deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument No. 20021016-0127156, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2227 Scott Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantor. Grantor hereby covenants with Grantee that Grantor will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further otherwise.

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.

Davidson County DEEDWARR
Recvd: 03/11/03 11:24 2pgs
Fees:13.00 Taxes:140.79
20030311-0031915

WITNESS my hand this 4th day of March, 2003.

Ingomar Limited Partnership

STATE OF LOUISIANA
COUNTY OF EAST BATON ROUGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Peggy Wilks, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Agent of Ingomar Limited Partnership, the within named bargainor, and that she is authorized by Ingomar Limited Partnership to execute this instrument on its behalf as such authorized agent.

Witness my hand in Baton Rouge, LA, this 4th day of March, 2003.

Notary Public
Shannon H. Hudson

My Commission expires: Upon my death

SHANNON H. HUDSON NOTARY PUBLIC PARISH OF ASCENSION