SPECIAL WARRANTY DEED

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2003.

Angela A. Ramsey Notary

Notary Public

MY COMMISSION EXPIRES: 5/28/2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Brentwood, TN 37027

f-1283

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven L. Gardner	Professional Mortgage Group, Inc.	052-02-0-120.00
(NAME)	(NAME)	
629 Cheryl Avenue	1535 W. Northfield Blvd. #1	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Ingomar Limited Partnership, A Nevada Limited Partnership SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Steven L. Gardner AND HIS HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Number 50 on the revised map of Rainbow revised map of Rainbow Terrace, Block C of Record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being all of the same property conveyed to Ingomar Limited Partnership, A Nevada Limited Partnership by Substitute Trustee's Deed of record in Instrument No. 20030212-0019358, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 629 Cheryl Avenue, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Steven Gardner and his assigns, forever.

Said Ingomar Limited Partnership, A Nevada Limited Partnership, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Ingomar Limited Partnership, A Nevada Limited Partnership, has executed this deed this 1st day of June 2003.

Ingomar Limited Partnership, A Nevada Limited Partnership

By:

Davidson County DEEDWARR
Recvd: 06/26/03 09:58 2pgs
Fees:13.00 Taxes:262.70

20030626-0088116

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Peggy Wilks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Agent respectively of the Ingomar Limited Partnership, A Nevada Limited Partnership, the within named bargainor, [redacted] and that he/she as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at East Baton Rouge, Louisiana this 1st day of June, 2003.

Commission expires: Upon death

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027