RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43309

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215
File No. 03-0407-32130

ALAN SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00

Janet McAllister
Affiant

Subscribed and sworn to before me, this 30th day of August, 2004.

Notary Public
My commission expires: 7-29-2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Jillian Etherington 1444 Campbell Road Goodlettsville, TN 37072	SAME	081-01-0 013.00

SPECIAL 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 Jillian Etherington, 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 Northwesterly 170' of Lot No. 3, Newton Cannon's Subdivision of Block 4 in the C.T. Sheegos Subdivision of Bordeaux, of record in Book 547, Page 185, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ingomar Limited Partnership by Substitute Trustees Deed from Denise Griffin, Substitute Trustee, of record in Instrument No. 20040213-0017537, Register's Office for Davidson County, Tennessee; also in Inst. 20041027-0129386.

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 3106 Esther Avenue, Nashville, TN 37218

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. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or 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: 10/27/04 14:06 2pgs
Fees:13.00 Taxes:148.00
20041027-0129387

WITNESS my hand this 18th day of August, 2004.

Ingomar Limited Partnership,

By: _____

Its: Agent

STATE OF LOUSIANA
PARISH OF EAST BATON ROUGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, PEGGY WILKS, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the AGENT of Ingomar Limited Partnership, Peggy Wilks, the within named bargainor, and that She is authorized by Ingomar Limited Partnership, to execute this instrument on its behalf.

Witness my hand in Baton Rouge, LA, this 18th day of August, 2004.

_____
Notary Public

My Commission expires upon death

