THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Over The Rainbow	SAME	Map 43-5
700 Gallatin Road, N.	1st Mortgagee: John Deck	Parcel 136 &
Madison, TN 37115	315 Anderson Lane	Parcel 137
	Madison, TN 37115	11D-55510 &
		11D-55520
	2nd Mortgagee: Bank of Goodlettsville	
	100 Main St.	
	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption by the GRANTEES of the balance of the indebtedness owing to JOHN DECK under a Note and Deed of Trust dated August 30, 1985, in the original principal amount of $55,000.00, said Deed of Trust being of record in Book 6658, page 922, Register's Office for Davidson County, Tennessee, to which Deed of Trust reference is hereby made for a more complete and accurate description of the terms, provisions and conditions contained therein, the receipt of all of which is hereby acknowledged, we, Sandra L. Pangborn and Margaret E. Survant, joined by their respective husbands Timothy Pangborn and Victor W. Survant, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said OVER THE RAINBOW, a Tennessee General Partnership, composed of MARGARET ELIZABETH "LIBBY" SURVANT and MARY B. RAINEY, general partners, hereinafter referred to as the "GRANTEE", its 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 Lots Nos. 1 and 2 of Block "B" on the map of Kennaston Estates, of record in Book 843, page 83 in the Register's Office for said County, to which reference is hereby made for a more detailed description.
>
> BEING the same property conveyed to Sandra L. Pangborn and Margaret E. Survant by deed from John Deck and wife, Katherine M. Deck, of record in Book 6658, page 919, said Register's Office.
>
> INCLUDED in the above description but EXCLUDED from this conveyance is the following described property:

BEGINNING at a stake in the Northern right-of-way of Garner Street 54 feet East of the Survey Center Line and runs Northeast in an Arc scribed by a 34.5 ft. Radius 8.5 feet to a stake 47 feet East of the Survey Center Line, then North 47 feet East of and parallel to the Survey Center Line 94 feet to the Davis-Brooks property line, then West, with said property line 31 feet to the present right-of-way of State Highway No. 6, then South with the present right-of-way of State Highway No. 6, 100 feet to the Garner Street right-of-way, then East with said right-of-way 37 feet to the beginning. This description is taken from Book 2538, page 211, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

(1) 1987 taxes which are a lien but not yet due and payable and which will be assumed by the GRANTEE, in full;

(2) Deed of Trust of record in Book 6658, page 922, said Register's Office, in favor of John Deck, which the GRANTEE agrees to assume in full and to indemnify and hold harmless the GRANTORS from same;

(3) A second mortgage lien in favor of the Bank of Goodlettsville as evidenced by a Deed of Trust recorded simultaneously herewith;

(4) Restrictions of record in Book 1281, page 147, said Register's Office; and,

(5) The Plan of record in Book 843, page 83, said Register's Office.

And we, the GRANTORS, do further covenant and bind ourselves, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

VICTOR W. SURVANT and TIMOTHY PANGBORN, respective spouses of MARGARET E. SURVANT and SANDRA L. PANGBORN, join in this conveyance to convey any and all right, title or interest which they may have in the said property, marital or otherwise.

WITNESS our hands on this the 22nd day of June, 1987.

Margaret E. Survant
MARGARET E. SURVANT

Sandra L. Pangborn
SANDRA L. PANGBORN

Victor W. Survant
VICTOR W. SURVANT

Timothy Pangborn
TIMOTHY PANGBORN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA L. PANGBORN, TIMOTHY PANGBORN, MARGARET E. SURVANT and VICTOR W. SURVANT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of June, 1987.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 23,430.32.

Mary D. Gainey
Affiant

Sworn to and subscribed before me, this the 22nd day of June, 1987.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12-31-89

4 1 6 4 1

IDENTIFICATION REFERENCE

JUL 1 9 45 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7283 PAGE 985

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			23430.32-	CAMT.
			65.52	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 75.02-
5279A07/01/87				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4164 I.

IDENTIFI REFERENCE

JUL 1 9 45 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99449