Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

4650 02/06 0101 03CHECK 305.15

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Jackie Ray Arnett, Sr. 700 Gallatin Rd. N. Madison Tn. 37115	NEW OWNER	43-5 136, 137 11D 55510 11D 55520

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 and payment of one certain Note dated August 30, 1985, by Sandra L. Pangborn and husband, Timothy Pangborn and Margaret E. Survant and husband, Victor W. Survant secured by a Deed of Trust to W. E. Weems, III, Trustee, of record in Book 6658, page 922, Register's Office for DAVIDSON County, Tennessee, to secure to John Deck, the original principal amount of $55,000.00, which the GRANTEE herein assumes and agrees to pay and hold GRANTOR harmless from same, the receipt all of which is hereby acknowledged, OVER THE RAINBOW, a Tennessee general partnership, composed of Margaret Elizabeth "Libby" Survant and Mary B. Rainey, General Partners, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto JACKIE RAY ARNETT, SR., hereinafter referred to as the "GRANTEE", his heirs 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, Registr's Office for said County, to which reference is hereby made for a more detailed description of said lots.

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, 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.

BEING the same property conveyed to Over The Rainbow, a Tennessee general partnership, composed of Margaret Elizabeth "Libby" Survant and Mary B. Rainey, General Partners, by deed from Sandra L. Pangborn and husband, Timothy Pangborn and Margaret E. Survant and husband, Victor W. Survant, of record in Book 7283, page 892, said Register's Office.

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

And, GRANTOR does covenant with the said GRANTEE, that they

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 as follows:

1. Taxes for the current year, which have been assumed by the GRANTEE without proration.

2. Those matters as they appear on the Plan of record in Book 843, page 83, said Register's Office.

3. Restrictive Covenants of record in Book 1281, page 147, said Register's Office.

4. Deed of Trust of record in Book 6658, page 922, Register's Office for Davidson County, Tennessee.

And GRANTOR does further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 2nd day of FEBRUARY, 1989.

068611

TENNESSEE REGISTER
FEB 6 8 59 AM '89
PAUL A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OVER THE RAINBOW,
a Tennessee general partnership

By: Margaret E. Survant
Margaret Elizabeth "Libby" Survant, partner (a/k/a Margaret E. Survant)

By: Mary B. Rainey
Mary B. Rainey, partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET ELIZABETH "LIBBY" SURVANT AND MARY B. RAINEY, with whom I am personally acquainted, and who acknowledged, under oath, that THEY are the general partners of OVER THE RAINBOW, a Tennessee general partnership, the within named barganior, and that as such general partners executed the within instrument on behalf of the partnership for the purposes therein contained.

WITNESS my hand and official seal this the 2nd day of FEBRUARY, 1989.

Deborah K. Hall
NOTARY PUBLIC

DEBORAH K. HALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Jan 11, 1992

* * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,500.00.

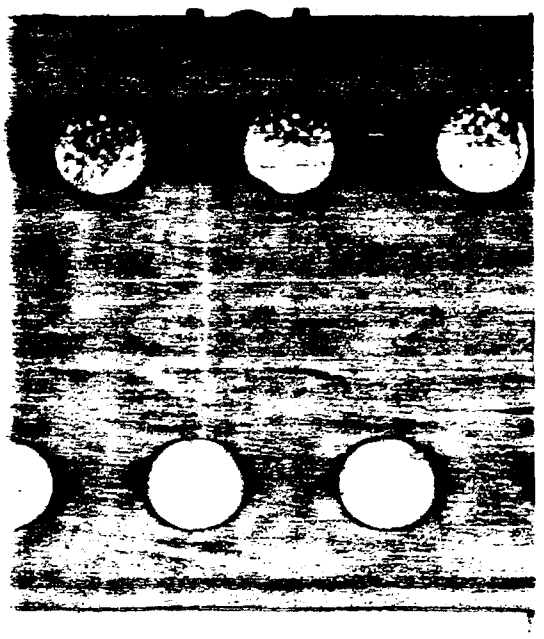
Jackie Ray Clark Jr.
AFFIANT

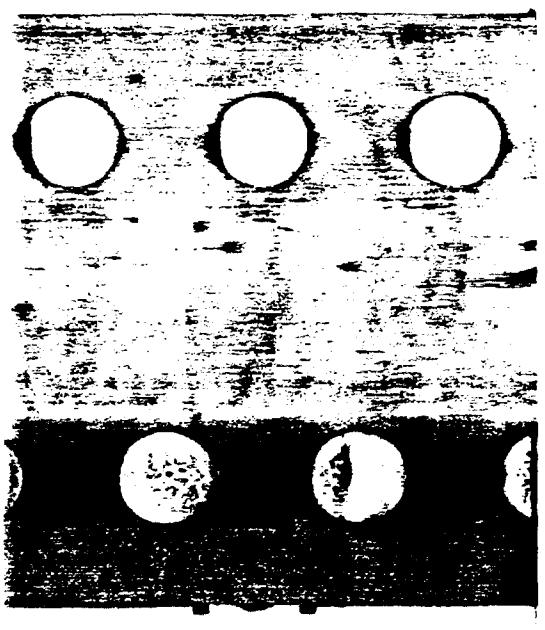
Sworn to and subscribed before me, this the 2nd day of FEBRUARY, 1989.

Deborah K. Hall
NOTARY PUBLIC

DEBORAH K. HALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Jan 11, 1992





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7766 PAGE 528

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 90500.00
CON TX 298.65
PRFEE 0.50
WDEED 6.00
TOTAL 305.15
CHECK 305.15

02/06/89 01 09:01 0001 4650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

068611

IDENTIFICATION

Feb 6 8 59 AM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 179151