Box 20

WARRANTY DEED BOOK 7291 PAGE 405

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
Celebrations Unlimited, Inc. 4011 Trousdale Avenue, Suite 24 Nashville, Tn. 37220	Same	32-9-56 32-9-57 32-9-58

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $51,000.00.

Affiant

Subscribed and sworn to before me this 8th day of July, 1987.

Notary Public

Commission expires: 12/1/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE DEVELOPERS, A JOINT VENTURE, with Robert L. Eatherly on behalf of The Developers having full power to sell, transfer, convey or encumber without joinder of any other venturer, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto CELEBRATIONS UNLIMITED, INC., hereinafter referred to as Grantee, its successors and assigns, three certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 145, 146, 147, on the Plan of Quail Ridge, Section One, of record in Plat Book 6250, Page 396, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Lot No. 145

Beginning at a point on the westerly margin of Summertime Drive, said point being a common front corner with Lot No. 144 on said Plan; thence running in a southerly direction along the margin of Summertime Drive, S. 05° 58' W., a distance of 95.0 feet to a point; thence running N. 84° 02' W., a distance of 302.0 feet to a point, said point being a common rear corner with Lot No. 143; thence running along the common boundary with Lot No. 143, N. 54° 06' 07" E., a distance of 179.95 feet to a point, said point being a common corner with Lots No. 143 and 144 on said Plan; thence running along the common boundary with Lot No. 144, a distance of 149.17 feet to a point, said point being the point of beginning. Containing .49 acres, more or less.

Lot No. 146

Beginning at a point on the easterly margin of Summertime Drive, said point being a common front corner

with Lot No. 147 on said Plan; thence running along the common boundary with Lot No. 147, a distance of 140.81 feet to a point, said point being a common corner with Lots No. 147 and 148 on said Plan; thence running S. 34° 48' 43" E., a distance of 141.30 feet to a point, said point being a common rear corner with Lot No. 148; thence running N. 84° 02' W., a distance of 233.1 feet to a point on the easterly margin of Summertime Drive; thence running along the margin of Summertime Drive, N. 05° 58' E., a distance of 107.0 feet to a point, said point being the point of beginning. Containing .46 acres, more or less.

Lot No. 147

Beginning at a point on the southerly margin of Indian Summer Drive, said point being a common front corner with Lot No. 148 on said Plan; thence leaving Indian Summer Drive and running along the common boundary with Lot No. 148, a distance of 143.0 feet to a point, said point being a common corner with Lots No. 148 and 146 on said Plan; thence running in a westerly direction along the common boundary with Lot No. 146, a distance of 140.81 feet to a point on the easterly margin of Summertime Drive; thence running along the margin of Summertime Drive running N. 05° 58' E., a distance of 118.0 feet to a point; thence around a curve to the right with a radius of 25 feet, a distance of 39.27 feet to a point on the southerly margin of Indian Summer Drive; thence running along the margin of Indian Summer Drive, S. 84° 02' E., a distance of 115.81 feet to a point, said point being the point of beginning. Containing .46 acres, more or less.

Subject to restrictions as appear of record in Book 6969, Page 70, Register's Office for Davidson County, Tennessee.

Subject also to all easements, setback lines, utilities and anchor easements and other restrictions as shown on the Plat for Quail Ridge, Section One, of record in Book 6250, Page 396, as revised in Book 6900, Page 300, Register's Office for Davidson County, Tennessee.

Being a part of the premises conveyed to The Developers, A Joint Venture, by deed of record in Book 6628, Page 853, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as Lots 145, 146 and 147, Section One, Quail Ridge Subdivision, Nashville, TN.

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 it, the said Grantor does covenant with the said Grantee that it is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the year 1987 which the Grantee herein assumes and agrees to pay.

AND the said Grantor does further covenant and bind itself, its successors 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.

WITNESS my hand this 29th day of June, 1987.

THE DEVELOPERS, A JOINT VENTURE

By: R. Eatherly dba Robert L. Eatherly
Robert L. Eatherly
A Joint Venturer

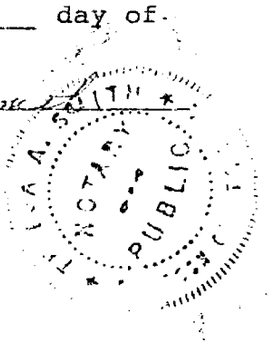
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Teresa A Smith, of the state and county aforesaid, personally appeared ROBERT L. EATHERLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of THE DEVELOPERS, the within named bargainor, a joint venture, and that he as such joint venturer, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as a joint venturer.

Witness my hand and seal, this 29th day of June, 1987.

Teresa A Smith
Notary Public

My Commission Expires:
1/2/90



43950

IDENTIFICATION REFERENCE

JUL 9 8 16 AM '87

FELIX Z. HASKINS REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7291 PAGE 408

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

51000.00- CAMT.
142.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 152.30-
7782A07/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43950

IDENTIFICATION REFERENCE

JUL 9 8 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101992