FILE NO. 30482 FILE BOX "7"

BOOK 8719 PAGE 446

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST 19 92

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HEART-FELT GREETINGS, INC. (NAME)	S A M E (NAME)	MAP 141-40
1726-C General George Patton (STREET ADDRESS OR ROUTE NUMBER) Dr.	(STREET ADDRESS)	FIELD BOOK 9D 21920
Brentwood, TN. 37027 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE ESTATE OF IDA MAE PEACH HUGHES by JOSEPHINE DAUGHERTY, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HEART-FELT GREETINGS, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

42197

IDENTIFICATION REFERENCE

SEP 2 1 15 PM '92

DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BEING the same property conveyed to Harold Hughes et ux Ida Mae (Peach) Hughes by deed from Donna Hughes McPherson, A Widow, of record in Book 3136, page 165, Register's Office for Davidson County, Tennessee. Harold Hughes having since died leaving Ida Mae Hughes as surviving tenant by the entirties and the said Ida Mae Peach Hughes having since died leaving a Will which was probated in the Probate Court for Davidson County, Tennessee in Rule No. 97545, Said Will being in Will Book 175, page 502, Office of the Clerk of the Probate Court naming Josephine Daugherty as Executrix.

By Order of the Probate Court, of record in Book 8719, page 444, Register's Office for Davidson County, Tennessee the authority of the said Josephine Daugherty, Executrix to sell and convey this property on behalf of the Estate was confirmed.

This is improved X property known as 8000 Coley Davis Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, and we do further covenant and bind ourselves our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever. 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.

Witness my hand this 25th day of August, 19 92

THE ESTATE OF IDA MAE PEACH HUGHES

By: Josephine Daugherty, Executrix
JOSEPHINE DAUGHERTY, Executrix

BOOK 8719 PAGE 447

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOSEPHINE DAUGHERTY, Executrix of the Estate of IDA MAE PEACH HUGHES

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 1992.

Notary Public

Commission Expires 1/22/95

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

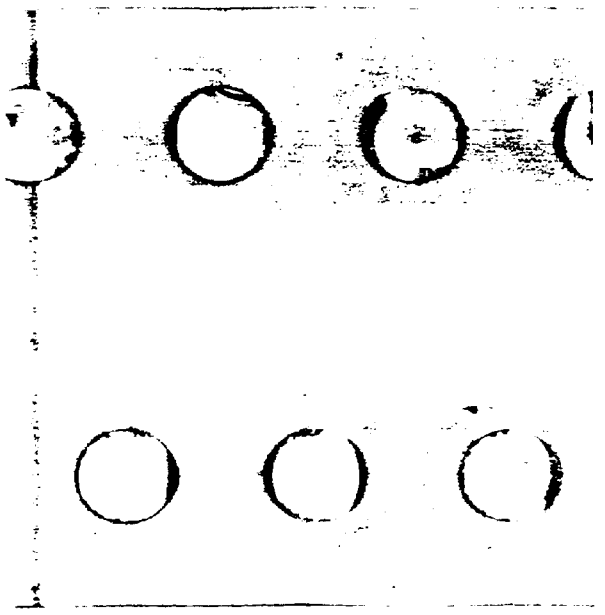
WARRANTY DEED

FROM

TO

LEGAL DESCRIPTION

LAND in the Ninth (9), formerly the Fourteenth (14) Civil District of Davidson County, beginning at a point in the center of the Louisville and Nashville Railroad, formerly the Nashville, Chattanooga, and Saint Louis Railroad and Nashville and Northwestern Railroad, in the center of the middle pillar of bridge number 7 on said railroad over the Big Harpeth River, and running thence down said river 18 degrees west 122 poles to a bend in the river, south 25 degrees west 10 poles to a bend in the river; thence south 46 degrees west 6 poles to a bend in the river; thence south 83 degrees west 17 poles and north 89 degrees west 51 poles; thence meandering down the center of said river 93 and 1/12 poles to a stake in the center of said river; thence north 3½ degrees east 54 poles to a stone; thence north 3 degrees east 25 poles to the center of said Louisville and Nashville Railroad; thence with the center of said railroad 180 poles to the point of beginning, including and excluding said railroad right-of-way, containing 103 acres more or less. A right-of-way for ingress and egress to a public road is given over the lane that now extends from this tract to the Hooten-Hows Road.



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

RECEIVED OF _____

FOR _____

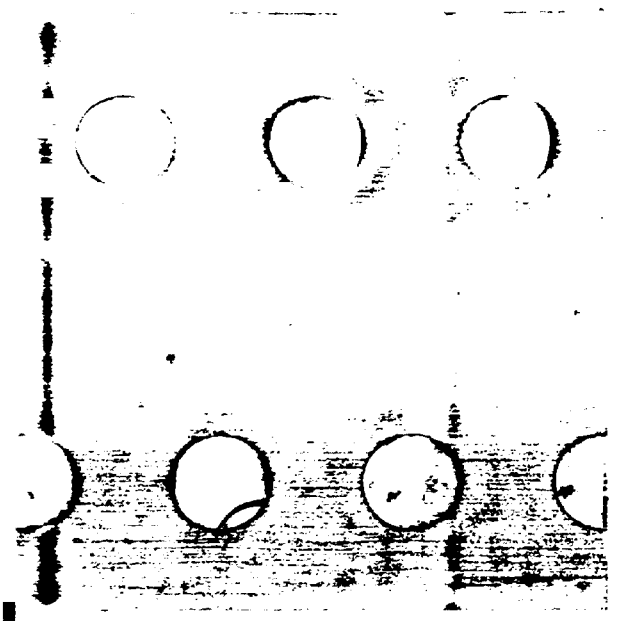
BOOK 8719 PAGE 449

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

CAMT 180000.00
CON TX 666.00
PRFEE 1.00
WDEED 12.00
TOTAL 679.00
CHECK 679.00

09/02/92 01 13:17 0001 2735



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 2 1:9 7.

IDENTIFICATION REFERENCE

SEP 2 1 16 PM '92

K. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 566426