FROM INFORMATION FURNISHED BY SAID PARTIES

BOOK 9309 PAGE 664

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 19 93

Notary Public

MY COMMISSION EXPIRES: 11-20-96

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER TITLE SERVICES, INC., 212 Third Ave., N., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES ED SMITH et ux	S A M E	141-00
(NAME)	(NAME)	
7700 Scenic River LN		040
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN, 37221		
(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, HEART-FELT GREETINGS, INC., a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ QUITCLAIMED ITS INTEREST, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ED SMITH and wife, WANDA L. SMITH,

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

94 APR 12 AM 11:26
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

38202

IDENTIFICATION REFERENCE

BEING part of the same property conveyed to HEART-FELT GREETINGS, INC., a Tennessee Corporation, by deed from The Estate of IDA MAE PEACH HUGHES by JOSEPHINE DAUGHERTY, Executrix, of record in Book 8719, page 446, Register's Office for Davidson County, Tennessee.

3129 04/12 0101 01CASH 16.00

This is unimproved (X) improved ( ) property, known as Lot 10, Scenic River Farms (NOT OF RECORD)
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said real property, with the appurtenances, estate, title and interest thereto belonging unto 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 noted herein; and that we will forever warrant and defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 4th day of August, 19 93

HEART-FELT GREETINGS, INC., a Tennessee Corporation

By: James Ed Smith President

STATE OF TENNESSEE }
Davidson County }

BOOK 9309 PAGE 665

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

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

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared JAMES ED SMITH

_____

_____

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 President _____of the HEART-FELT GREETINGS, INC., a Tennessee corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and official seal at Nashville Tennessee this 4th day of August, 1993.

Janet D. Davis Notary Public

Commission Expires 11-20-96

WARRANTY DEED

FROM

TO

THIS PROPERTY DESCRIPTION PREPARED BY
JESSE E. WALKER, REGISTERED LAND SURVEYOR
P.O. BOX 210456, NASHVILLE, TN 37221, PHONE 1-615-646-8228

LOT 10 SCENIC RIVER FARMS

BEING A TRACT OF LAND IN THE 36th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED AT THE SOUTH END OF BUFFALO ROAD AND ON THE SOUTH SIDE OF THE CSX RAILROAD'S 50 FOOT RIGHT OF WAY, AND BEING SOUTH OF THE MEADOWS AS SHOWN IN PLAT BOOK 6900, PAGE 769 AS EVIDENCED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY , TENNESSEE (RODC) AND WEST OF BUFFALO ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning AT A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE EXTENDED OF BUFFALO ROAD WITH THE SOUTH MARGIN OF THE CSX RAILROAD (25 FEET SOUTH OF THE CENTERLINE OF THE CSX RAILROAD), SAID POINT BEING ON THE CENTERLINE OF A 50 FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND SAID POINT BEING REFERENCED BY AN IRON PIN 25.43 FEET MORE OR LESS WESTERLY ALONG A CURVE IN SAID SOUTH MARGIN OF THE CSX RAILROAD (SAID PIN MARKING THE WEST EDGE OF THE 50 FOOT ACCESS AND PUBLIC UTILITY EASEMENT), THENCE;

1.) ALONG THE CENTERLINE OF THE 50 FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT, SAID CENTERLINE BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND SEVERING THE HEARTFELT GREETINGS PROPERTY S 11-12-43 W A DISTANCE OF 200.00 FEET TO A POINT ON THE CENTERLINE OF SAID EASEMENT, THENCE;

2.) CONTINUING ALONG THE CENTERLINE OF SAID EASEMENT AND SEVERING THE HEARTFELT GREETINGS PROPERTY S 04-40-00 W A DISTANCE OF 200.00 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE;

3.) LEAVING SAID CENTERLINE AND WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND CONTINUING TO SEVER THE HEARTFELT GREETINGS PROPERTY S 82-33-20 W, PASSING AN IRON PIN AT 25.42 FEET, (SAID PIN MARKING THE WEST EDGE OF THE 50 FOOT ACCESS AND PUBLIC UTILITY EASEMENT), A TOTAL DISTANCE OF 489.27 FEET TO AN IRON PIN, THENCE;

4.) LEAVING SAID PIN AND CONTINUING ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT S 85-12-38 W A DISTANCE OF 895.05 FEET TO AN IRON PIN ON THE WEST LINE OF THE HEARTFELT GREETINGS PROPERTY AND BEING IN THE EAST LINE OF VANDERBILT AS SHOWN IN DEED BOOK 3706, PAGE 122 (RODC), SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE;

5.) ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE EAST LINE OF VANDERBILT UNIVERSITY N 05-19-39 E A DISTANCE OF 680.00 FEET TO AN IRON PIN ON THE SOUTHERLY MARGIN OF THE CSX RAILROAD, SAID IRON PIN BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND SAID IRON PIN BEING THE NORTHWEST CORNER OF THE HEARTFELT GREETINGS TRACT, THENCE;

6.) ALONG SAID SOUTH CSX MARGIN S 83-16-54 E A DISTANCE OF 1056.76 FEET, TO AN IRON PIN AT THE BEGINNING OF A CURVE TO THE LEFT, THENCE;

7.) CONTINUING ALONG SAID MARGIN AND WITH SAID CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2891.79 FEET AND A DELTA ANGLE OF 06 DEGREES 20 MINUTES AND 52 SECONDS), PASSING AN IRON PIN AT A CURVE LENGTH OF 294.94 FEET, (SAID PIN MARKING THE WEST EDGE OF THE 50 FOOT ACCESS AND PUBLIC UTILITY

EASEMENT), A TOTAL CURVE LENGTH OF 320.37 FEET TO A POINT, THE Beginning, AND CONTAINING 16.852 ACRES MORE OR LESS. THIS TRACT IS SUBJECT TO AND SERVED BY SAID 50 FOOT ACCESS AND PUBLIC UTILITY EASEMENT.