FROM INFORMATION FURNISHED BY THE PARTIES HEREIN

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 12 DAY OF JUNE, 95

Notary Public

MY COMMISSION EXPIRES: 4/25/98
(AFFIX SEAL)

QUITCLAIM DEED

BOOK 9699 PG 821

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
SCENIC RIVER FARMS, INC. (NAME)	S A M E (NAME)	
357 Clifton Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 141-40
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

HAS QUITCLAIMED ITS INTEREST

HEREINAFTER CALLED THE GRANTORS, ~~HAVE BARGAINED AND SOLD~~, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCENIC RIVER FARMS, INC.

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:

LAND in Davidson County, Tennessee, being Lot 2, Scenic River Farms as shown on the survey of Jesse Walker, Licensed Surveyor, dated June 30, 1993, and recorded in Book 9244, page 778, said Register's Office.

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.

0069787
IDENTIF. + REFERENCE

95 JUN 14 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0098 06/14 0101 03CHECK 8.00

PICK-UP

unimproved (X)
This is improved ( ) property, known as Lot 2, Scenic River Farms (not of record)
(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 covenant with the said GRANTEES that we are lawfully seized and possessed of said land as a good and indefeasible estate in FEE SIMPLE and have a good right to convey it, and the same is unencumbered, unless otherwise herein specified, and that we will forever warrant and defend the title to said land against the lawful claims of all persons whomsoever, except as to the taxes for the current year and subsequent years, and easements of record not violated by the improvements now on said property. 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 12 day of June, 19 95

HEART-FELT GREETINGS, INC., a Tennessee Corporation

By: James Ed Smith Pres.

JAMES ED SMITH, President

STATE OF TENNESSEE }
Davidson County }

BOOK 9699 PG 822

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 a 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 12 day of June, 1995.

Notary Public

Commission Expires 7/25/98

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE ALAN A. MAY

WARRANTY DEED

FROM

TO