WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John E. Loiseau et ux (NAME)	John E. Loiseau et ux (NAME)	Map 145
		Par. 97
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, Tennessee (CITY) (P. O ZONE) (STATE)	Franklin, Tennessee (CITY) (ZONE) (STATE)	Pd

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of ($10.00)

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged,

Martin Construction Company, a Corporation existing under the laws of the State of Tennessee,

has *this day bargained and sold, and do hereby transfer and convey unto the said*

John E. Loiseau and wife, Clara Nell Loiseau, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 1, on the plan of Tanglewood Estates, as of record in book 4175, page 81, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of McGrace Lane at the corner of lots Nos. 1 and 2; thence with line between said two lots northerly 326.97 feet to a point;thence eastwardly 217.39 feet to the westerly margin of Granny White Pike; thence with said margin southerly 291.40 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southwesterly 39.27 feet to the northerly margin of McGrace Lane; thence with said margin westerly 192.14 feet to the point of beginning, containing 1.60 acres, more or less.

Being the same property conveyed to Martin Construction Company by deed from Ervin T. Said, et al, of record in book 4369, page 817, said Register's Office.

This conveyance is made subject to ten-foot public utility and drainage easement, building setback lines are to be determined by the City of Forest Hills, and conditions of owners certificate as shown on plan of record in book 4175, page 81, Register's Office for Davidson County, Tennessee, and easements of record in book 465, page 179, and in book 460, page 170, Register's Office for Davidson County, Tennessee, and usual building restrictions applicable to premises.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,000.00

Subscribed and sworn to before me, this the 29 day of September 19 70

My commission expires: April 15, 1971 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) / improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

John E. Loiseau and wife, Clara Nell Loiseau, their

(successors),

heirs and assigns forever. It *covenants that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for the 1970 taxes which have been paid.

It *further covenants and binds* itself, its successors and assigns, ~~heirs and representatives~~ *to warrant and forever defend the title to said real estate to said*

John E. Loiseau and wife, Clara Nell Loiseau, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness *hand* *this* 28th *day of* September, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MARTIN CONSTRUCTION COMPANY

BY: Mark L. Zeitlin

President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

the within named bargainor....., with whom I am personally acquainted, 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 }
COUNTY OF DAVIDSON }

Before me, Hunter G. Pirtle *, a Notary Public of the State and County aforesaid, personally appeared* Martin Z. Zeitlin *with whom I am personally acquainted, and who, upon oath, acknowledged* him-self *to be* President *of the* Martin Construction Company *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him-self *as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 29 *day of* September, *19* 70.

Hunter G. Pirtle *Notary Public*

Commission expires May 5, 1971

WARRANTY DEED

FROM

Martin Construction Co. pany

TO

John B. Loiseau et ux

File: Union Trust Co. box.

A 9 1 6 3 6

IDENTIF. REFERENCE

SEP 30 3 53 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 30 70	CONV	11,000.00			
SEP 30 70	S'TAX		A*	28.60	
SEP 30 70	PR'FEE		A*	.50	
SEP 30 70	W'DEED		A*	3.00	* 32.10

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