Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, #105
Nashville TN 37238
268021
Box 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith A. Loiseau (NAME)	Same (NAME)	Map 46
4952 Bull Run Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 35
Ashland City, Tn. 37015 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

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Everett L. Garner and wife, Sammie R. Garner,

have this day bargained and sold, and do hereby transfer and convey unto the said Keith A. Loiseau, unmarried,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

SEE EXHIBIT "A" ATTACHED HERETO.

58122

IDENTIFICATION REFERENCE

Oct 26 3 17 PM '92

DAVIDSON COUNTY, TN

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me this the 23 day of October 19 92

My commission expires: 1-17-1994 (Affix Seal)

Affiant

Notary Public

unimproved (X)
This is improved ( ) property, known as off Bull Run Road, Davidson County, Tennessee.
(House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are 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 those encumbrances shown on Exhibit "B" attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 our hands this 23 day of October 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Everett L. Garner
EVERETT L. GARNER

Sammie R. Garner
SAMMIE R. GARNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Linda V. Jones, *a Notary Public in and for said County and State* Everett L. Garner and wife, Sammie R. Garner,

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

Witness my hand and official seal at Nashville, *Tennessee, this* _____ *day of* October, *1992*

Commission expires 1-17-1994

Linda V. Jones
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"
to Deed from
Everett L. Garner and wife, Sammie R. Garner
to
Keith A. Loiseau

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated November 8, 1957, as follows:

Beginning at a 15 inch pin oak in the westerly boundary line of the property conveyed to Rufus Gallaher and wife, by deed from Robert L. Parker, et al, of record in Book 2440, page 627, Register's Office for Davidson County, Tennessee, said point being North 5 deg. East 1,847.2 feet, more or less, from the centerline of Bull Run Road; thence South 82 deg. 15 min. East 180 feet to a point; thence South 85 deg. East 135 feet to a point; thence South 45 deg. East 375 feet to a point; thence South 79 deg. 50 min. East 475 feet to a point; thence North 40 deg. 45 min. East 465 feet; thence North 49 deg. 34 min. East 230 feet to a 14" oak stump; thence North 65 deg. 40 min. East 725 feet, more or less, to a 24" white oak; thence North 73 deg. West 2,184 feet to a point in a fence line; thence South 5 deg. West 994 feet, more or less, to the point of beginning, containing 40.6 acres, more or less.

Land in Davidson County, Tennessee, being part of Lot No. 15 of Dr. E. E. Brown Farm, of record in Book 161, page 177, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert dated November 8, 1957, as follows:

Beginning at an 8 inch red oak at the northwest corner of a tract of land conveyed to Mary Florence Morris, Hurshel Morris and wife, Ada Pearl Morris, by deed from Rufus Gallaher, Jr. and wife, of record in Book 2705, page 609, Register's Office for Davidson County, Tennessee; thence North 87 deg. East 430 feet to a 4 inch sassafras; thence North 15 deg. 15 min. East 350 feet to a point; thence North 26 deg. 15 min. East 390 feet to a point; thence North 25 deg. 15 min. West 55 feet to a point; thence North 45 deg. West 375 feet to a point; thence North 85 deg. West 135 feet to a point; thence North 82 deg. 15 min. West 180 feet to a 15 inch pin oak; thence Sough 5 deg. West 1,065 feet, more or less, to the point of beginning, containing 11.8 acres, more or less.

Being the same property conveyed to Everett L. Garner and wife, Sammie R. Garner, by deed from Leonard Marthaller and wife, Jessie L. Marthaller, of record in Book 3974, page 84, Register's Office of Davidson County, Tennessee.

Together with any interest, if any, in the easement of record in Book 7725, page 837, which is appurtenant to the above described property.

NOTE: The preparer of this instrument makes no representations to the parties herein as to whether the property described above is benefited by said easement.

EXHIBIT "B"
to Deed from
Everett L. Garner and wife, Sammie R. Garner,
to
Keith A. Loiseau

ENCUMBRANCES:

1. Taxes for 1992: PAID.

   NOTE: The land has been classified as agricultural land, forest land or open space land for tax assessment, levy and collection purposes, and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq.

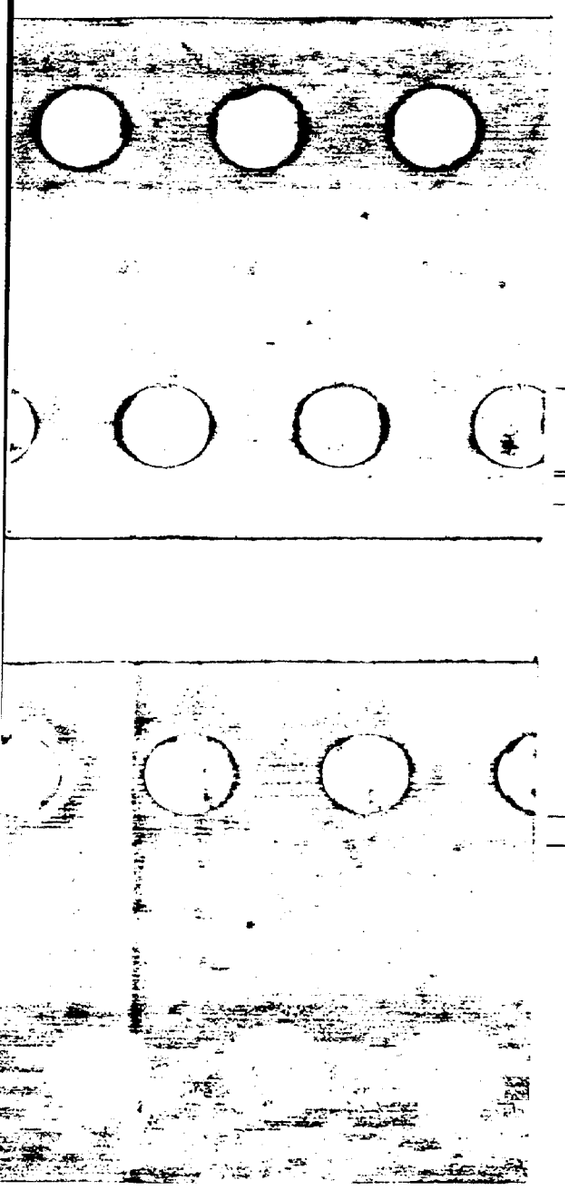
2. Right Of Way & Easement granted South Central Bell Telephone Company of record in Book 8111, page 190, Register's Office for Davidson County, Tennessee.

3. Easement for road of record in Book 7725, page 837, in said Register's Office.

4. A family graveyard reserved and mentioned in decree of Chancery Court of record in Minute Book 84, page 68, said Register's Office.

5. Easement for TVA power line 150 feet in width as set forth in Declaration of Taking of record in Book 1247, page 577, and Final Decree of United States District Court, a certified copy of which is of record in Book 1291, page 516, both in the Register's Office for Davidson County, Tennessee.

6. Lack of access to a public road.



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

RECEIVED OF _____

FOR _____

BOOK 8766 PAGE 913

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 50000.00
CON TX 185.00
PRFEE 1.00
MTEED 16.00
TOTAL 202.00
CHECK 202.00

10/26/92 01 15:15 0001 4386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 1 2 2.

IDENTIFI REFERENCE

OCT 26 3 17 PM '92

F. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 583822