This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9674 PG 408

ADDRESS NEW OWNER:
Keith A. Loiseau
4959 Bull Run Road
Ashland City TN 37015

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 47
GROUP
PARCEL 2 & 122

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas S. Scott and wife, Sandra K. Scott, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keith A. Loiseau, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

Being the same property conveyed to Thomas S. Scott and wife, Sandra K. Scott by deeds from Jesse Hampton and wife Oneita Hampton of record in Book 5063, page 560, and Book 5063, page 563, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 21.36±, Old Hickory Blvd., Ashland City, TN.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Keith A. Loiseau, his heirs and assigns, forever; and we, Thomas S. Scott and wife, Sandra K. Scott do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of May, 1995.

Thomas S. Scott

Sandra K. Scott

95 MAY 17 PM 2:12
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

00061672
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas S. Scott and wife, Sandra K. Scott the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of May, 1995.

Sally Elpers
NOTARY PUBLIC

SALLY ELPERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-27-96

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of May, 1995.

Sally Elpers
NOTARY PUBLIC

SALLY ELPERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-27-96

EXHIBIT A

BOOK 9674PG410

5063/560:

TRACT NO. II on the Jesse Hampton Division of Tract No. 16 of the E.E. Brown Lands, not of record, described according to a survey by Ralph W.C. Lambert, dated June 22, 1967, and revised July 19, 1976, as follows:

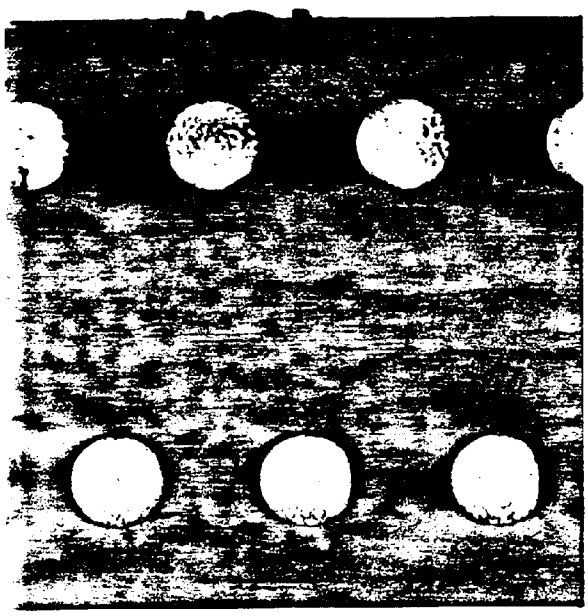
No. II BEGINNING at an iron pin on the westerly margin of Old Hickory Boulevard; thence in a northeasterly direction North 22° East 150 feet to an iron pin; thence leaving said margin North 72° 30' West 3,102.0 feet to an iron pin; thence South 22° West 150 feet to an iron pin; thence South 72° 30' East 3,102.0 feet to the point of beginning and containing 10.68 acres, more or less.

5063/563:

TRACT NO. III on the Jesse Hampton Division of Tract No. 16 of the E.E. Brown Lands, not of record, described according to a survey by Ralph W.C. Lambert, dated June 22, 1976, and revised July 19, 1976, as follows:

No. III BEGINNING at an iron pin on the westerly margin of Old Hickory Boulevard; thence in a northeasterly direction North 22° East 150 feet to an iron pin; thence leaving said margin North 72° 30' West 3,102.0 feet to an iron pin; thence South 22° West 150 feet to an iron pin; thence 72° 30' East 3,102.0 feet to the point of beginning and containing 10.68 acres, more or less.

1998 05/17 0101 03CHECK 161.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

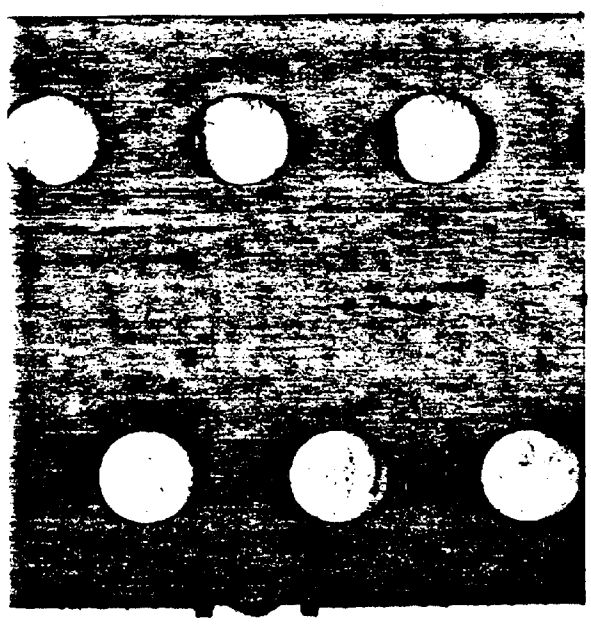
RECEIVED OF _____

FOR _____

BOOK 9674PG411

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
TOTAL 161.00
CHECK 161.00

05/17/95 01 14:12 0001 1998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00611672
IDENTIF. ← REFERENCE

95 MAY 17 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911359