This instrument prepared by: TONY GOODPASTURE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS $ 5,700

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF Dec. 19 96

Deputy Register

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEITH A. LOISEAU	same	
(NAME) 4952 Bull Run Road	(NAME)	MAP 46
(STREET ADDRESS OR ROUTE NUMBER) Ashland City, TN 37015	(STREET ADDRESS)	Part of Parcel 34
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Katherine V. Higgins, unmarried; Timothy M. Felts and wife, Lisa Felts; and Johnathan Mark Felts, unmarried *have this day bargained and sold, and do hereby transfer and convey unto the said* Keith Loiseau *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* TENNESSEE *as follows:* BOOK 10277 PG 977

Being all of that part of the property of Katherine V. Higgins, Timothy M. Felts and Jonathan Mark Felts as of record in Deed Book 8523, page 60 and being the Northeast corner of said property and being bounded on the North by Loiseau as of record in Deed Book 7742, page 135; on the East by Loiseau as of record in Deed Book 9674, page 408; on the East by Parker as of record in Deed Book 6857, page 616; on the East by Parker as of record in Deed Book 8637, page 773; on the East by Tidwell as of record in Deed Book 8508, page 498; on the South by the Northeastern TVA easement line as of record by Deed Book 1291, page 519 and being bounded on the West by Loiseau as of record by Deed Book 8766, page 909 and that portion of the 150 foot wide TVA easement that would extend 200 feet Southeasterly from Easterly property line of Loiseau as of record by Deed Book 8766, page 909.

Being part of the same property conveyed to Katherine V. Higgins, Timothy M. Felts, and Jonathan Mark Felts by Deed from Ronald K. Nevin, Trustee of Record in Book 8523, Page 60 in the Registrar's Office of Davidson County, Tennessee. 1195 12/03 0101 03CHECK 30.09

See attached exhibit.

Preparer assumes no liability for the statements contained herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me this the _____ *day of* _____ *19*____

The actual consideration or value whichever is greater, for this transfer is $ 5,700.00

Affiant Keith A. Loiseau

My commission expires: _____ *(Affix Seal)*

Notary Public

This is unimproved (X) property, known as improved ( ) 5008 Bull Run Road, Ashland City, TN 37015 (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 set forth hereinafter~~. easements of record and taxes through 1996 shall be paid by Grantors.

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 hand this 15 *day of* NOV. *19* 96 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Katherine V. Higgins
Katherine V. Higgins

Lisa Felts
Lisa Felts

Timothy M. Felts
M.

Johnathan Mark Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Amy Parker, *a Notary Public in and for said County and State,* Katherine V. Higgins; Lisa Felts; Timothy M. Felts and Johnathan Mark Felts

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 Woodbury, Tn *this* 15 *day of* November, *19*96

Amy Parker
Notary Public

AMY PARKER NOTARY PUBLIC

My Commission Expires: 5-1-2001

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*STATE OF*_____
*COUNTY OF*_____

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 official seal, at office in _____, *this* _____ *day of* _____, *19*___.

_____
Notary Public

*My Commission Expires:*_____

BOOK 10277 PG 978

025194

IDENTIF. ↑ REFERENCE

96 DEC -3 AM 10:39

FELIX Z. WILSON CIRCUIT REGISTER
DAVIDSON COUNTY, TN.

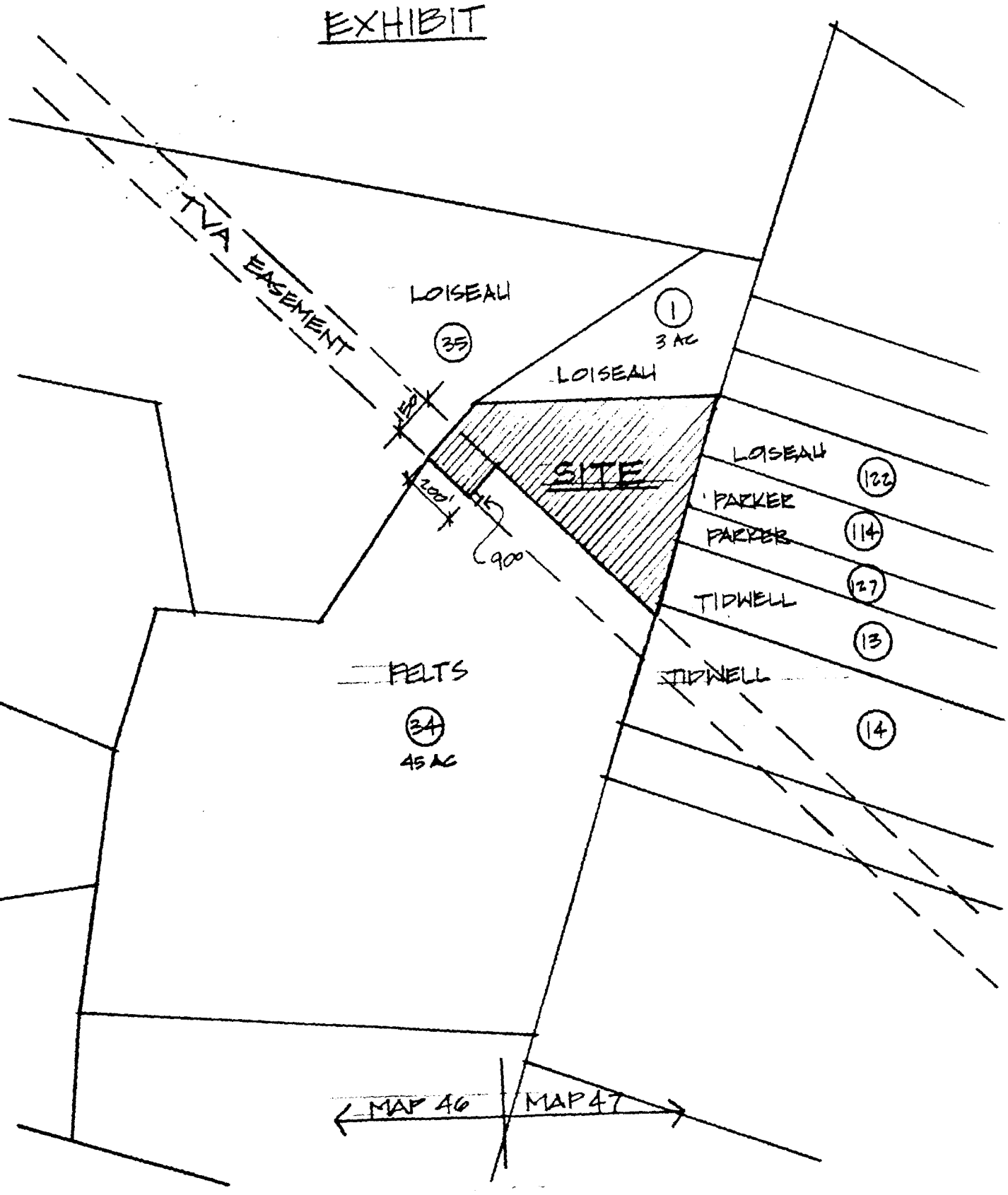
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FROM

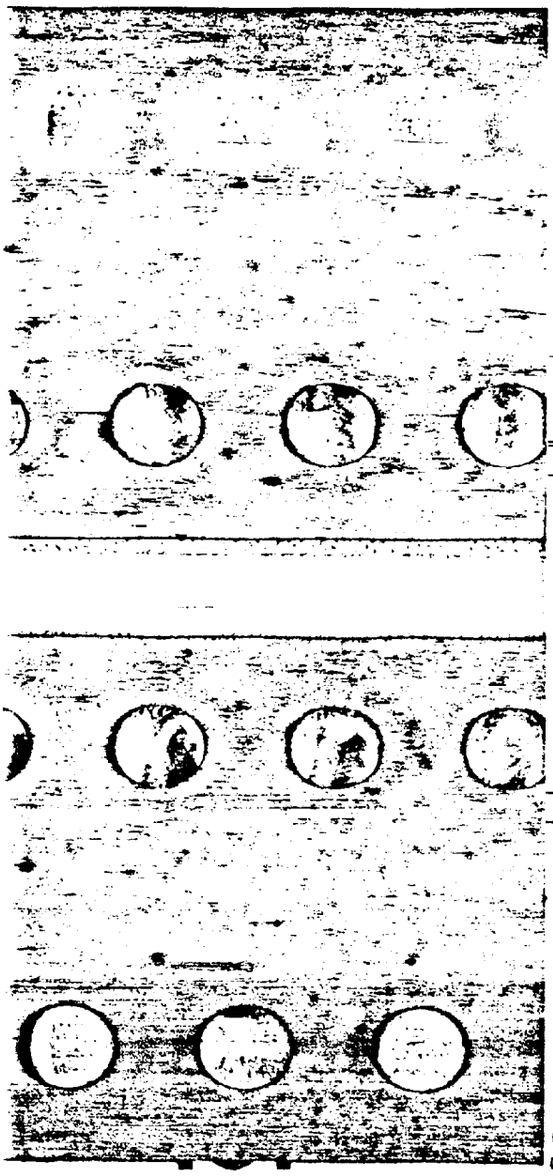
TO

BOOK 10277 PG 979

EXHIBIT



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10277 PG 980

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 5700.00
CON TX 21.09
PRFEE 1.00
WDEED 8.00
TOTAL 30.09
CHECK 30.09

12/03/96 01 10:39 0001 1195

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251944
IDENTIF. ↑ REFERENCE

96 DEC -3 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093866