This instrument prepared by: Keith Loiseau

BOOK 10635 PG 931

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

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 *have this day bargained and sold, and do hereby transfer and convey unto the said* Felts & wife Jamie Felts Keith Loiseau *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* TENNESSEE *as follows:*

Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the northerly line of Katharine V. Higgins & T.N. Felts, et. al., as of record in deed book 8523, page 60, R.O.D.C., at a corner common with Keith A. Loiseau, as of record in deed book 8766, page 909, R.O.D.C.;

Thence, with the southerly line of Keith A. Loiseau, south 85 deg 30 min 08 sec east, 370.71 feet to a point in the easterly line of Keith A. Loiseau;

Thence, with the easterly line of Keith A. Loiseau, north 40 deg 45 min 00 sec east, 388.55 feet to a point in the southwesterly line of a 150 foot wide TVA easement;

Thence, with the southwesterly line of the TVA easement, south 38 deg 05 min 00 sec east, 265.01 feet to a point;

Thence, with a severance line through the property of Katharine V. Higgins & T.N. Felts, et. al., the following calls:

South 40 deg 45 min 00 sec west, 469.00 feet to a point;

North 85 deg 30 min 08 sec west, 448.07 feet to a point;

North 07 deg 19 min 02 sec west, 265.64 feet to a point to the point of beginning, containing 217,926 square feet (5.00 acres, more or less).

Being a part of the property conveyed to Katherine V. Higgins and T.N. Felts, Et.Al. by deed of record in book 8523, page 60, R.O.D.C.

See attached exibit.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me this the 6th *day of* October *19* 97

Affiant Keith A. Loiseau

Notary Public

My Commission Expires: May 27, 2001 *(Affix Seal)*

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

This is unimproved (X) property, known as 5008 Bull Run Road, Ashland City, TN 37015
(House Number) (Street) (P.O. Address) (City or Town)
improved ( )

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 1997 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 6th *day of* October, *19* 97 *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

Jamie K. Felts
Jamie Felts

Lisa Felts
Lisa Felts

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cannon BOOK 10635 PG 932

Personally appeared before me, _____, *a Notary Public in and for said County and State,* Katherine V. Higgins; Lisa Felts; Timothy M. Felts; Johnathan Mark Felts & Jamie 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 *this* 1st *day of* October, *19*97

_____
Notary Public

My Commission Expires: 5-1-2001

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: _____

0356108
IDENTIF. & REFERENCE
97 OCT -6 PM 12:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARANTY DEED

FROM

TO

6752 10/06 0101 01CASH 31.20

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

RECEIVED OF _____

FOR _____

BOOK 10635 PG 933

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	6000.00
CON TX	22.20
PRFEE	1.00
WDEED	8.00
TOTAL	31.20
CASH	31.20

10/06/97 01 12:31 0001 6752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0356108
IDENTIF. ↑ REFERENCE

97 OCT -6 PM 12:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1206090