Davidson County DEEDWARR
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Fees:23.00 Taxes:277.50
20070221-0021224

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 27045SB

MAP/GROUP/PARCEL: Tract 1: P/O 047-00-0-115.00
Tract 2: P/O 047-00-0-113.00

NEW OWNER'S NAME AND ADDRESS:
KEITH LOISEAU
5619 & 5623 OLD HICKORY BLVD
NASHVILLE, TN 37218

SEND TAX BILLS TO:
KEITH LOISEAU
5611 OLD HICKORY BLVD.
NASHVILLE, TN 37218

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **Mary Lee Proctor O'Neil, Trustee of the Mary Lee Proctor O'Neil Living Trust established by the revocable Agreement of Mary Lee Proctor O'Neil dated 6/23/2004 and Catherine Proctor Grose** , hereinafter called Grantors, does hereby transfer and convey unto, **KEITH LOISEAU**, his heirs and assigns, hereinafter called Grantee, property described as follows:

SEE ATTACHED EXHIBIT A ~~XXXX~~

The subject property is unimproved property known as 5619 AND 5623 OLD HICKORY BLVD, Nashville, TN 37218.

Being a portion of the same property conveyed to Mary Proctor O'Neil and Catherine Proctor Grose by deed of record in Book 7742, page 641, Register's Office for Davidson County, Tennessee. Further being a portion of the same property conveyed to Mary Lee Proctor O'Neil, Trustee of The Mary Lee Proctor O'Neil Living Trust established by the Revocable Trust Agreement of Mary Lee Proctor O'Neil, dated June 23, 2004 by deed of record in Instrument No. 200510130123233, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

The signature of Catherine Proctor Grose is hereby effected by the signature of her attorney-in-fact, pursuant to the Limited Power of Attorney, recorded in Instrument No. 20061229-0160522, Register's Office for Davidson County, Tennessee.

MARY LEE PROCTOR O'NEIL, TRUSTEE OF THE
MARY LEE PROCTOR O'NEIL LIVING TRUST
ESTABLISHED BY THE REVOCABLE AGREEMENT
OF MARY LEE PROCTOR O'NEIL DATED 6/23/2004.

By: Mary Lee Proctor O'Neil
MARY LEE PROCTOR O'NEIL
TRUSTEE

Catherine Proctor Grose Mary O'Neil atty. in fact.
CATHERINE PROCTOR GROSE, BY MARY O'NEIL, HER
ATTORNEY IN FACT.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, **MARY LEE PROCTOR O'NEIL, TRUSTEE AS AN INDIVIDUAL AND AS POWER OF ATTORNEY FOR CATHERINE PROCTOR GROSE**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 7th day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $75,000.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Legal Description

Tract 1 (part of Parcel 115)

Being a tract of land in the first councilmanic district of Davidson County, State of Tennessee and located on the west margin of Old Hickory Boulevard, and being a portion of O'Neil (Map 47 Parcel 115.00) both Parcels as evidenced in Instrument Number 20051013/0123233 in the Register's Office of Davidson County, Tennessee (RODCT) and being more particularly described as follows:

To find the beginning start at an iron pin, said iron pin being the southeast corner of O'Neil (Map 47 Parcel 115.00), and said iron pin being the northeast corner of Kingdon as evidenced in Deed Book 9688 Page 884, RODCT, following the line common to O'Neill (Parcel 115.00) and to Kingdon, North 70 degrees 51 minutes 44 seconds West a distance of 3013.26 feet to an iron pin, the BEGINNING, said pin also the southwest corner of the property herein described, and said iron pin being the southwest corner to O'Neil (Parcel 115.00), and said iron pin being the northwest corner of Kingdon, and said iron pin being in the east line of Loiseau (Map 47 Parcel 1.00) as evidenced in Deed Book 7742 Page 135, RODCT, thence;

1. leaving Kingdon, following the north line of O'Neill (Map 47 Parcel 115.00), North 18 degrees 41 minutes 53 seconds East passing an iron pin at a distance of 60.19 feet said iron pin being the northeast corner of Loiseau (Map 47 Parcel 1) and said iron pin being in the south line of O'Neil (Map 47 Parcel 113) a total distance of 745.67 feet to an iron pin, said iron pin being in the south line of O'Neil (Map 47 Parcel 113.00), thence;

2. following the line common to O'Neill (Map 47 Parcel 113.00) and to O'Neil (Map 47 Parcel 115.00), South 58 degrees 47 minutes 49 seconds East a distance of 807.21 feet to an iron pin, thence;

3. leaving the south line of O'Neil (Map 47 Parcel 113), severing O'Neil (Map 47 Parcel 115) South 18 degrees 41 minutes 53 seconds West a distance of 576.93 feet to an iron pin, said iron pin being the southeast corner of the property herein described and said iron pin being in the line common to O'Neill (Map 47 Parcel 115.00) and to Kingdon, thence;

4. following the line common to O'Neill (Map 47 Parcel 115.00) and to Kingdon, North 70 degrees 51 minutes 44 seconds West a distance of 788.08 feet to an iron pin, the BEGINNING, containing 11.9630 acres more or less according to a survey by Jesse E. Walker, RLS dated 11/11/2006.

Exhibit A 3 A
Legal Description Cont.

Tract 2

Being a tract of land in the first councilmanic district of Davidson County, State of Tennessee and located on the west margin of Old Hickory Boulevard, and being a portion of O'Neil (Map 47 Parcel 113.00) both Parcels as evidenced in Instrument Number 20051013/0123233 in the Register's Office of Davidson County, Tennessee (RODCT) and being more particularly described as follows:

To find the beginning start at an iron pin, said iron pin being the southeast corner of O'Neil (Map 47 Parcel 115.00), and said iron pin being the northeast corner of Kingdon as evidenced in Deed Book 9688 Page 884, RODCT, following the line common to O'Neill (Parcel 115.00) and to Kingdon, North 70 degrees 51 minutes 44 seconds West a distance of 3013.26 feet to an iron pin, said iron pin being the southwest corner to O'Neil (Parcel 115.00), and said iron pin being the northwest corner of Kingdon, and said iron pin being in the east line of Loiseau (Map 47 Parcel 1.00) as evidenced in Deed Book 7742 Page 135, RODCT; thence, leaving Kingdon, following the line common to O'Neil (Map 47 Parcel 115.00) and to Loiseau (Map 47 Parcel 1), North 18 degrees 41 minutes 53 seconds East a distance of 60.19 feet to an iron pin, the BEGINNING, and iron pin being in the north line of O'Neill (Map 47 Parcel 115.00) , and said iron pin being the northeast corner of Loiseau (Map 47 Parcel 1), and said iron pin being in the south line of O'Neill (Map Parcel 113.00), thence;

1. following the line common to O'Neil (Map 47 Parcel 113.00) and to Loiseau (Map 47 Parcel 1.00), and with the line common to O'Neil (Map 47 Parcel 113.00) and to Loiseau (Map 46 Parcel 35.00), North 74 degrees 21 minutes 41 seconds West a total distance of 2323.47 feet to an iron pin, said iron pin being the southwest corner of the property herein described, and said iron pin being the southwest corner of O'Neill (Map 47 Parcel 113.00) and said iron pin being the northwest corner of Loiseau (Map 46 Parcel 35.00) and said iron pin being in the east line of Wilson as evidenced in Deed Book 10151 Page 26 RODCT, thence;

2. leaving the line common to O'Neil (Map 47 Parcel 113.00) and to Loiseau (Map 46 Parcel 35.00), following the line common to O'Neil (Map 47 Parcel 113.00) and to Wilson, North 05 degrees 43 minutes 55 seconds East a distance of 273.07 to an iron pin, thence;

3. severing O'Neil (Map 47 Parcel 113), North 60 degrees 08 minutes 01 seconds East a distance of 1000.00 feet to an iron pin, thence;

4. continuing to sever O'Neil (Map 47 Parcel 113), South 09 degrees 07 minutes 06 seconds East a distance of 708.52 feet to an iron pin, thence;

5. continuing to sever O'Neil (Map 47 Parcel 113), North 85 degrees 02 minutes 17 seconds East a distance of 1205.05 feet to an iron pin, thence;

6. continuing to sever O'Neil (Map 47 Parcel 113), South 58 degrees 47 minutes 49 seconds East a distance of 292.21 feet to an iron pin, said iron pin being the northwest corner of O'Neill (Map 47 Parcel 115.00) said iron pin being an interior corner to O'Neil (Map 47 Parcel 113.00),thence;

7. following the west line of O'Neil (Map 47 Parcel 115), South 18 degrees 41 minutes 53 seconds West a distance of 685.48 feet to an iron pin, the BEGINNING, containing 33.0760 acres more or less according to a survey by Jesse E. Walker, RLS dated 11/11/2006.