Prepared by and Return to:

Rita D. Felts
608 Glen Way
Atlanta, GA 30319

Send Tax Statements to (Grantee Name and Address): New Owner

Rita D. Felts
608 GlenWay
Atlanta, Georgia 30319

Davidson County DEEDQC
Recvd: 01/27/03 08:40 5pgs
Fees:27.00 Taxes:0.00
20030127-0010434

Map 038-00-0
Par 155.00

--------Above This Line Reserved For Official Use Only----------

QUITCLAIM DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged Edward B. and Edna K. Dunn, Husband and Wife, hereinafter referred to as "Grantor(s)", whether one or more, do(es) hereby demise, release and forever QUITCLAIM unto Rita Felts, an individual, hereinafter "Grantee(s)", whether one or more, all their interest in the following lands and property, together with all improvements located thereon, located in the Civil District, Davidson County, City of Whites Creek, State of Tennessee, to-wit:

INSERT DESCRIPTION OR ATTACH AS EXHIBIT

See Exhibit "A"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor(s), if any, which are reserved by Grantor(s).

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

GRANTOR(S) do not warrant title to the property as this is a quitclaim conveyance.

Taxes for tax year 2002 shall be paid by Grantee.

The property herein conveyed is not a part of the homestead of Grantor(s), and the conveyance is joined by both Husband and Wife.

~~If the Grantee(s) are Husband and Wife, then also TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, and not as tenants in common, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common~~.

~~Grantor(s) do(es) hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale~~.

WITNESS Grantor(s) hand(s) this the 12th day of March, 20 02.

Edward B. Dunn
Grantor

Edna K. Dunn
Grantor

State of TN

County of Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said State and County aforesaid, duly commissioned and qualified, Edward B Dunn, the within named bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 12th day of March, 2002.

Kimberly W Garner

Notary Public, State of TN

Printed Name: Kimberly W Garner

My Commission Expires:

My Commission Expires MAY 28, 2003

State of TN

County of Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said State and County aforesaid, duly commissioned and qualified, Edna K Dunn, the within named bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 12th day of March, 2002.

Kimberly W Garner

Notary Public, State of TN

Printed Name: Kimberly W Garner

My Commission Expires:

My Commission Expires MAY 28, 2003

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
Edna K. Dunn and Edward B. Dunn **4438 Stenberg Road** **Whites Creek, Tennessee 37189**	**Rita D. Felts** **608 Glen Way** **Atlanta, Georgia 30319**

EXIBIT "A"

CURRENT OWNERS: Edward B. Dunn et ux, Edna K. Dunn

DESCRIPTION OF LAND:

Land located in the 2nd Civil District of Davidson County, Tennessee; and the same is bounded and described by metes and bounds as follows to wit:

Beginning at an existing iron pin in a gravel roadway, said pin being the Northeast corner of the property conveyed to John F. Stenberg by deed of record in Book 5613, page 559, of the Register's Office for Davidson County, Tennessee; Thence, North 6 degrees 42 minutes 02 seconds West, 614.20 feet To an iron pin, set this survey; Thence, North 43 degrees 45 minutes 20 seconds West, 810.75 feet to an iron pin, set this survey; Thence, South 80 degrees 16 minutes 00 seconds West, 100.0 feet to an iron pin, set this survey, in the easterly boundary of the property conveyed to Ruth C. Detchon and husband, Floyd A. Detchon, by deed of record in Book 2152, page 532, R.O.D.C.T.; Thence, North 9 degrees 44 minutes 00 seconds West, 541.28 feet to an iron pin; Thence, North 37 degrees 18 minutes 07 seconds East, 282.14 feet to an iron pin, set this survey; Thence, South 15 degrees 16 minutes 10 seconds East, 264.95 feet to an iron pin, set this survey; Thence, South 43 degrees 45 minutes 20 seconds East, 1548.05 feet to an iron pin, set this survey; Thence, South 6 degrees 42 minutes 02 seconds East, 822.0 feet to an iron pin, set this survey, in a gravel roadway; Thence, along, the gravel roadway, the following courses: 76 degrees 20 minutes 14 seconds West, 218.35 feet to an iron pin; North 49 degrees 08 minutes 10 seconds West, 115.0 feet to an iron pin; North 78 degrees 14 minutes 08 seconds West. 36.59 feet to an iron pin; North 62 degrees 12 minutes 30 seconds West, 114.29 feet to an iron pin; North 71 degrees 07 minutes 36 seconds West, 134.35 feet to an iron pin; North 43 degrees 53 minutes 02 seconds West, 31.22 feet to the point of beginning, containing 22.017 acres, more or less.

Being the property conveyed to Edward B. Dunn and wife, Edna K. Dunn, of record in Book 7289, page 862.