This Instrument Prepared By:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 FRANKLIN RD., SUITE 137
BRENTWOOD, TN 37027
(615) 221-9769

Davidson County DEEDQC
Recvd: 06/03/03 13:58 3pgs
Fees:17.00 Taxes:0.00
20030603-0075432

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that MARGARET LOUISE FELTS, Grantor, her husband having predeceased her, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby quitclaim and convey all of her right, title and interest in the property described below to the following Grantees as tenants in common in the percentages indicated, with rights of survivorship in all of the Grantees, as follows: MARGARET LOUISE FELTS, a 99.5% interest; and MARGIE E. SIMS, a 0.5% interest. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Beginning at a new iron rod witness point, beside an old corner post, set in the north margin of Hessey Road and being the western most corner of said property. Also being the common property corner of land conveyed by deed to Clyde H. Martin, as of record in Book 73, Page 245, R.O.D.C. Tn.; thence, along said line, North 15° 07' 49" East a distance of 298.28 feet to a new iron rod at a old cedar corner post; thence, with said line North 84° 18' 41" West a distance of 41.21 feet to an old iron rod beside an old cedar post; thence continuing with said Martin line, North 8° 21' 17" East a distance of 660.42 feet to a new iron rod beside a old cedar post; being the common property corner with Willie Gannon property as of record in Book 4119, Page 774, R.O.D.C., Tn.; thence, with the Gannon line, South 84° 57' 18" East a distance of 341.29' to a old iron rod, being the common property corner of Wayne W. Leroy, Trustee, as of record in Book 7606, Page 901, R.O.D.C., Tn; thence, with the said Leroy line, South 84° 12' 39" East a distance of 208.38 feet to a old iron rod; thence, continuing said line, South 84° 38' 05" East a distance of 195.87 feet to a old iron rod; thence continuing said line South 81° 41' 19" East a distance of 595.34 feet to a old iron rod at a old cedar corner post; thence, with said line North 84° 34' 39" East a distance of 47.75 feet to a old iron rod beside a old cedar corner post, also being the common corner of the Becky White property as of record in Book 358, Page 371, R.O.D.C., Tn.; thence, with said White line South 5° 32' 27" West a distance of 254.26 feet to a new iron rod; thence, with the said White line, South 8° 22' 38" West a distance of 69.58 feet to a new iron rod, also being the common corner of Henry Miller property, Book 6003, Page 355, R.O.D.C., Tn.; thence, with the Miller line North 83° 50' 33" West a distance of 50 feet to a new iron rod; thence, with said Miller line South 8° 22' 29" West a distance of 337.37 feet to a new iron rod; thence continuing said line South 5° 44' 15" West a distance of 316.01 feet to a new iron rod set in the North margin of Hessey Road; thence, with the North margin of Hessey Road, North 84° 02' 08" West a distance of 882.35 feet to a new iron rod being a point of curvature; thence, along said North margin with a curve to the right having a central angle of 4° 51' 11", and a radius of 3054.50 feet a distance along the arch of 258.73 feet; thence, with said margin North 79° 10' 29" West a distance of 217.01 feet to a new iron rod being the point of beginning and containing 30.60 acres more or less according to a survey by John D. McCormick, TN. R.L.S. #674, dated March 5, 1994.

Being the same property conveyed to T.H. Felts and wife, Louise D. Felts, by deed of Henry H. Hagar, Trustee, dated June 15, 1978 of record in Book 5300, page 998, Register's Office, Davidson County, Tennessee. T. H. Felts is now deceased and Louise D. Felts is the surviving tenant by the entireties.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS OF LAND:
TRACT 1:

Beginning at an old iron rod set twenty-five feet from the centerline and in the North margin of Hessey Lane, also being the Southeastern most corner of the T.H. Felts property described in QCD 5300 Page 988 and being the Southwestern most corner of the Henry Miller et ux property as evidenced in Deed Book 6003 Page 355. Thence along said margin of Hessey Lane, North 84 deg. 02' 8" West a distance of 300.00 feet to a new iron rod, being the common corner with the remaining portion of said T.H. Felts Heirs tract. Thence; North 06 deg. 51'07" East a distance of 979.73 feet to a new iron rod being on the common line with W. Wayne TR Property as evidence in Deed Book 7606 Page 901. Thence; with the Leroy line and generally along an old fence, South 81 deg. 41'19" East a distance of 302.25 feet to an old iron rod at a fence post. Thence; continuing with the fence and the Leroy line, North 84 deg. 34'39" East a distance of 47.75 feet to an old iron rod beside an old corner post. Thence; with the Henry and Marilyn Miller line Deed Book 4756 Page 3908, South 05 deg. 32'27" West a distance of 254.26 feet to an old iron rod in the fence line. Thence; South 08 deg. 22'38" West a distance of 69.58 feet to an old iron rod in the fence line. Thence; along the Henry Miller et ux line in Deed Book 6003 Page 355, North 83 deg. 50'33" West a distance of 50.00 feet to an old iron rod. Thence South 08 deg. 22' 29" West a distance of 337.37 feet to an old iron rod. Thence, South 05 deg. 44'15" West a distance of 316.01 feet to the point of beginning. Said tract contains 7.05 acres more or less.

Being the same property conveyed to Bill B. Baker from Louise D. Felts dated July 17, 1997 and of record in Book 10547, Page 38, the Register's Office for Davidson County, Tennessee.

TRACT 2:

Beginning at an iron pin in the center of the dead-end Hessey Lane, thence No. 6 deg.13 East 678.2 feet along the western boundary of the Clifford Parsons and Henry Miller property to a point; thence North 87 deg 08' West a distance of 50 feet to a point; thence South 6 deg 13' West 678.2 feet to the center of the Hessey Lane; thence South 87 deg. 08' East along the center of the said Hessey Lane a distance of 50 feet to the point of beginning and containing .76 acres, more or less.

Being the property of the former Henry Miller and wife Marilyn Miller from T.H. Felts and wife, Louise D. Felts dated June 24, 1981 and of record in Book 6033, Page 355, Register's Office for Davidson County, Tennessee.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, this instrument was executed on May 28, 2003.

Margaret Louise Felts
MARGARET LOUISE FELTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MARGARET LOUISE FELTS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on May 28, 2003.

K. GABRIEL HEISER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: My Commission Expires October 05, 2004

New Owner/Property address:
MARGARET LOUISE FELTS
4655 Hessey Rd
Mt. Juliet, Tennessee 37122

Address of New Owner:
MARGARET LOUISE FELTS
4655 Hessey Rd
Mt. Juliet, TN 37122

Mail Tax Bills To:
MARGARET LOUISE FELTS
4655 Hessey Rd
Mt. Juliet, TN 37122

PARCEL I.D.
Map 110
Parcel 50

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is No Dollars and No Cents ($ 0.00).

Margie E. Sims
, Affiant

Subscribed and sworn to before me on May 28, 2003.

K. GABRIEL HEISER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: My Commission Expires October 05, 2004