Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20031223-0182785

THIS INSTRUMENT PREPARED BY:
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WYATT, TARRANT & COMBS
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423
615.251.6705

QUITCLAIM DEED AND DEED OF CONVENTION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Joan M. Felts, et al. 507 Lynnwood Boulevard Nashville, TN 37205	Same	Map 130-03 Parcel 028.00

For and in consideration of my love and affection for them, I, JOAN MOONEY FELTS, an unmarried woman, hereinafter called the Grantor, by these presents do quitclaim and convey unto my sons, CARL RICHARD FELTS, JR., CHRISTOPHER CARELLAS FELTS and GEORGE CARELLAS FELTS, hereinafter called the Grantees, and their heirs and assigns, ten percent (10%) of my original 50 percent (50%) right, title, and interest in and to certain tracts or parcels of land located in the Seventh Civil District of Davidson County, State of Tennessee, described as follows:

Lot 10, in Block 9, fronts 100 feet on the southerly margin of Signal Hill Drive and runs back between parallel lines 198 feet, 9 inches, on its westerly line to a dead line; and 196 feet, 8 inches on its easterly line to said dead line.

Lot 11, in Block 9, fronts 100 feet on the southerly margin of Signal Hill Drive and runs back between parallel lines 106 feet, 8 inches, on its westerly line to a dead line; and 194 feet, 7 inches, on its easterly line to said dead line.

Lot 12, in Block 9, fronts 39 feet on the southerly margin of Signal Hill Drive and runs back on its westerly line 194 feet, 7 inches, to a dead line; and 212 feet on its easterly line, said easterly line being the westerly margin of Lynnwood Boulevard, to said dead line, on which it shows 131 feet.

The last conveyance of part of this property by Joan Mooney Felts was a Deed recorded December 19, 2002, conveying a part of her interest in said property to Carl Richard Felts, et al, by deed of record in Instrument No. 20021219-0156730. Said Deed erroneously stated that Joan Mooney Felts had conveyed only twenty percent (20%) of her interest prior to said Deed when, in fact, each year, starting in the year 1998 and continuing through the years 1999, 2000, 2001 and 2002, she has conveyed, each year, ten percent (10%) of her original one-half interest in said property as inherited from her father, G.G. Mooney. Therefore, the Grantor wishes to correct said Deed to reflect that her prior conveyances had conveyed a ten percent (10%) percent interest in her one-half interest each year, commencing 1998, through 2002, and that she has previously conveyed in a five (5)-year period, fifty percent (50%) of the one-half interest that she acquired from her father.

Being the same property by which a ten percent (10%) interest of her one-half interest was conveyed by Grantor, Joan Mooney Felts, to Carl Richard Felts Jr., Christopher Carellas Felts and George Carellas Felts, by said Deed on December 19, 2002, by deed of record in the Register's Office of Davidson County, Tennessee, by Instrument No. 20021219-0156730.

The legal description contained herein is the same as that contained in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 507 Lynnwood Boulevard, Nashville, Tennessee 37205.

Witness our hands this 23rd day of December 2003.

Joan Mooney Felts
JOAN MOONEY FELTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia A. Ray, a Notary Public in and for said county and state, the within named JOAN MOONEY FELTS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of December 2003.

Patricia A. Ray
Notary Public
My commission expires: July 21, 2007

PATRICIA A. RAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

Joan Mooney Felts
AFFIANT

Subscribed and sworn to before me this 23 day of December 2003.

Patricia A. Ray
Notary Public
My commission expires: July 21, 2007

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PATRICIA A. RAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21 2007