THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
211 Third Avenue, N.
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 02/17/05 11:10 2 pgs
Fees:12.00 Taxes:0.00
20050217-0018131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP GENE FELTS, et. al.	same	93-14
(NAME) 380 Annex Avenue	(NAME)	442-Parcel
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT Carol Felts

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF FEBRUARY, 2005

Robin R. Davis
Notary Public

MY COMMISSION EXPIRES: 11/24/07

ROBIN R. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

QUITCLAIM DEED

For and in consideration of love and affection, no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, we, Larry B. Felts and wife, Carol Felts, have bargained and sold and by these presents do hereby convey, release and forever quitclaim unto Philip Gene Felts all of our right, title and interest in the following described tract of land in Davidson County, Tennessee as follows:

"LAND in Davidson County, Tennessee, being the westerly part of lot no. 126 on the Plan of Barrow Grove, as of record in Book S, Page 279, 319, 612 and 697, Register's Office for said County, described according to a survey thereof made by James A. Hamilton, Jr., February 24, 1948, as follows:

"Said part of lot no. 126 fronts 60 feet on the easterly side of Sixth Avenue, South, formerly South High Street and runs back 135.5 feet, more or less on the northerly line and 185.5 feet, more or less on the southerly line to the southwesterly margin of LaFayette Street measuring 78.4 feet, more or less thereon."

Being the same property conveyed to Oscar B. Felts, and wife, Jean M. Felts, by installment deed from King Nash Motors, Inc., a Tennessee corporation of record in Book 4302, Page 688, et. seq., Register's Office for Davidson County, Tennessee. The said Oscar B. Felts and Jean M. Felts subsequently divorced and Oscar B. Felts, also known as O.B. Felts, Jr., died intestate on March 17, 2004, in Clarksville, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, encumbrances and ownership claims of others as may affect the premises.

Witness our hand on this 16 day of February, 2005.

Larry B. Felts

Carol Felts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robin R. Davis, a Notary Public in and for said county, Larry B. Felts, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness our hand at office, this 16 day of February, 2005.

Notary Public

My commission expires: Nov. 24, 2007

ROBIN R. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robin R. Davis, a Notary Public in and for said county, Carol Felts, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness our hand at office, this 16 day of February, 2005.

Notary Public

My commission expires: Nov. 24, 2007

ROBIN R. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007