THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, Attorney-at-Law
without the benefit of a title search/examination and with information furnished by the parties herein
200 MADISON STREET
MADISON, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 11/14/06 14:00 3 pgs
Fees:18.00 Taxes:370.00

20061114-0141447

Name and Address New Owner:
Donald W. Felts
P.O. Box 100
Joelton, TN. 37080

Send Tax Bills to:
Same as New Owner

Tax Identification Numbers:
Map 21 Parcel 2

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and no/100---------Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Elsie A. Felts,** the Grantor, (by and through my Attorneys-in-Fact) have bargained and sold and by these presents do hereby transfer and convey unto **Donald W. Felts,** hereinafter called the Grantee, his successors and assigns, that certain land located in **Davidson** County, Tennessee and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, hereditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for property taxes for the year 2006 and subsequent years.

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 3 day of November, 2006.

Elsie A. Felts

Elsie A. Felts

By: Donald W. Felts
Donald W. Felts
Attorney-in-Fact

Elsie A. Felts

Elsie A. Felts

By: Ronald R. Felts
Ronald R. Felts
Attorney-in-Fact

STATE OF TENNESSE
COUNTY OF DAVIDSON

On this the 3rd day of November, 2006, before me personally appeared Donald W. Felts, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elsie A. Felts and acknowledged that he executed the same as the free act and deed of the said Elsie A. Felts.

Witness my hand and official seal at office at Madison, Tennessee, this the 3rd day of November, 2006.

My commission expires: 3/20/2010

Notary Public

NOTARY PUBLIC DENISE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSE
COUNTY OF DAVIDSON

On this the 3rd day of November, 2006, before me personally appeared Ronald R. Felts, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elsie A. Felts and acknowledged that he executed the same as the free act and deed of the said Elsie A. Felts.

Witness my hand and official seal at office at Joelton, Tennessee, this the 3rd day of November, 2006.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My comm exp 9.12.07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00.

Affiant (Purchaser)

Sworn to and subscribed before me
this the 3rd day of November, 2006.

Notary Public
My Commission expires: 3/20/10

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in the 14th Civil District of Davidson County, Tennessee, described partly according to two surveys, one made March 23, 1960 by T. R. Sanford, Surveyor and the other, not dated, made by E. L. Miller, Jr. & Co., as follows:

BEGINNING in the northerly margin of U. S. Highway 41-A (A/K/A CLARKSVILLE HWY.) at the westernmost southeasterly corner of the property conveyed to Joe Frank Gillespie and wife from O. A. Felts and wife by deed of record in Book 2806, Page 371, Register's Office for Davidson County, Tennessee, said beginning point being also the southwesterly corner of the property described in a Quitclaim Deed to O. A. Felts and wife, Pearline Felts from Joe Frank Gillespie and wife, Nancy Gillespie of record in Book 3071, Page 83, said Register's Office and running thence along Gillespie's easterly line and partly along a fence, north 10 deg. 30' east 382.8 feet to an iron pin in a fence, now Gillespie's interior corner; thence with a fence along Gillespie's southerly line, South 74 deg. east 126 feet to the northwesterly corner of a tract of land being conveyed February 19, 1965 to William E. Nunley and wife, Alice Faye Nunley; thence along Nunley's westerly line, South 11 deg. west 362 feet, more or less, to Nunley's southwesterly corner in the northerly margin of U. S. Highway 41-A; thence with the same, North 79 deg. west 146 feet to the beginning.

Being the same property conveyed to Kenneth W. Felts and wife, Elsie A. Felts by Warranty Deed from O. A. Felts and wife, Pearline Felts of record in Book 3863, Page 405 in the Register's Office for Davidson County, Tennessee. The said Kenneth W. Felts having since died.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 6540 CLARKSVILLE HWY., JOELTON, TN 37080.