BILL GARRETT, Davidson County
Trans:T20100079523 DEEDQC
Recvd: 12/17/10 12:39 2 pgs
Fees:12.00 Taxes:0.00
20101217-0100522

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Arlene Felts

TO: NEW OWNER
Timothy Matthew Felts and wife,
Juanita Felts
5088 Bull Run Rd
Ashland City, TN 37015

MAP: 47

PARCEL: 24.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For no monetary consideration but in consideration of the love and affection which I have for my son and daughter-in-law, and in consideration of the transfer to me of the interest of my son in and to the real property on Bull Run Road, being identified as Map 46, Parcel 34.00 in Davidson County, Tennessee, I, Arlene Felts, Grantor herein; do hereby quitclaim and convey unto Timothy Matthew Felts and wife, Juanita Felts, Grantees herein, their heirs and assigns, all of my right, title and interest in and to the following described property:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Ralph N. C. Lambert, Surveyor, dated February 19, 1955, as follows: Beginning at an iron spike in the center of Bull Run Road, said iron spike being the southwest corner of the premises conveyed to Sadie Sallaher and husband, by deed from C. A. Roberts and wife, of record in Book 2333, page 166, Register's Office for said County; thence north 53 deg. east, 300 feet to a sugar tree; thence north 23 deg. east, 265 feet to a persimmon tree; thence north 10 deg. 30' east, 716 feet to a poplar tree; thence south 87 deg. east, 639 feet to a concrete monument; thence south with the Old Allen Simpkins line, 935 feet to an iron pin; thence north 81 deg. west 300 feet to an iron pin; thence north 83 deg. 35' west 442 feet to an iron pin and sassafras tree; thence south 20 deg. 35' west, 210 feet to an iron pin and walnut tree; thence south 49 deg. 35' west, 300 feet to an iron pin in the center of Bull Run Road; thence north 34 deg. 45' west, 70 feet to the point of beginning, containing 15 acres, more or less.

Included in the above description but excluded therefrom is a tract of land containing 4.05 acres, more or less, conveyed by Sam Friedberg and Marie Friedberg by deed from Clyde R. Elliott of record in Book 3905, page 594, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Arlene Felts by deed from Emma K. Berg of record in Book 4620, page 897, Register's Office of Davidson County, Tennessee.

This deed was prepared from information furnished by the parties and no title search was performed.

This conveyance is made subject to such liens, limitations and restrictions as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set my hand, this the 27 day of October, 2010.

Arlene Felts
ARLENE FELTS

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ARLENE FELTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 27th day of October, 2010.

Martha Brooke Perry
NOTARY PUBLIC

MARTHA BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 7/15/13 MBP

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is $ 0.00.

Arlene Felts
~~GRANTEE~~ AFFIANT

SWORN to and subscribed before me

this the 5th day of December, 2010.

Wendy Lynn Morris
NOTARY PUBLIC

My commission expires: 3-4-13

WENDY LYNN MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY