BILL GARRETT, Davidson County
Trans:T20100079523 DEEDQC
Recvd: 12/17/10 12:44 2 pgs
Fees:12.00 Taxes:0.00
20101217-0100524

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

Timothy Matthew Felts

TO: NEW OWNER
Arlene Felts
5008 Bull Run Rd
Ashland City, TN 37015

MAP: 46

PARCEL: 34.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For no monetary consideration but in consideration of the love and affection which I have for my mother and in consideration of her transfer to me and my wife of the approximate ten acres on Bull Run Road, known as Map 47, Parcel 24.00, Davidson County, Tennessee, I, Timothy Matthew Felts, Grantor herein; do hereby quitclaim and convey unto Arlene Felts, Grantee herein, her heirs and assigns, all of my right, title and interest in and to the following described property:

> Being part of Lot 15 of the Dr. E. E. Brown Farm, as of record in Book 161, page 177, Register's Office for said County, described according to a copy of a survey made November 15, 1955, and revised September 8, 1956, by Ralph W. C. Lambert, Surveyer, as follows:
>
> BEGINNING at an iron pin in the easterly line of the property conveyed to Lawrence Alton Smith, et al, by deed from Rufus Gallaher, Jr., and wife, of record in Book 2485, page 359, Register's Office for Davidson County, Tennessee, said pin being South 22 deg. west 1704.6 feet from the northeast corner of the said aforementioned property; thence north 22 deg. east 1704.6 feet to a 14" Hickory; thence west 700 feet; to a stake in road; thence south 49 deg. 30' west 230 feet; thence south 40 deg. 45' west 465 feet; thence north 79 deg. 50' west 450 feet to an iron pin in 24" Red Oak stump; thence south 26 deg. 15' west 390 feet; thence south 15 deg. 15' west 670 feet to an iron pin; thence south 81 deg. 52' east 1350 feet to the point of beginning, containing 45 acres, more or less.
>
> Being the same property conveyed to Katherine V. Higgins, Timothy M. Felts and Jonathan Mark Felts by Quitclaim Deed of record at Book 8523, page 60, Register's Office of Davidson County, Tennessee. Katherine V. Higgins having since conveyed her interest to Arlene Felts and husband, Thomas C. Felts by quitclaim deed of record as Instrument No. 20071101-0129042, Register's Office of Davidson County, Tennessee. Thomas C. Felts having since died on June 24, 2009, vesting the property solely in Arlene Felts as surviving tenant by the entirety
>
> **This deed was prepared from information furnished by the parties and no title search was performed in connection herewith.**

Juanita Felts joins in this execution of deed to convey to the Grantee any interest she may have in the subject property as wife of Timothy Matthew Felts.

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 5th day of December, 2010.

TIMOTHY MATTHEW FELTS

JUANITA FELTS

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, TIMOTHY MATTHEW FELTS and wife JUANITA 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 5th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 3-4-13

WENDY LYNN MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration ~~or value, whichever is greater~~, for this transfer is $ ~~EXEMPT~~ 0.00 N.K.

GRANTEE

SWORN to and subscribed before me

this the 5th day of December, 2010.

NOTARY PUBLIC

My commission expires: 3-4-13

WENDY LYNN MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY