THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM: ARLENE FELTS

TO: THOMAS C. FELTS, JR.

BILL GARRETT, Davidson County
Trans: T20110078272 DEEDQC
Recvd: 12/12/11 12:30 4 pgs
Fees: 22.00 Taxes: 0.00
20111212-0096672

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for the transfer of this interest is $ -0- .

Thomas C. Felts Jr.
Affiant

Subscribed and sworn to before me this 6th day of December, 2011.

Michael J. Philbin
Notary Public

1-7-2013
Commission Expiration Date

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
THOMAS C. FELTS, JR. 5008 BULL RUN ROAD ASHLAND CITY, TN 37015	SAME	PART OF MAP 46 PARCEL 34

KNOW ALL MEN BY THESE PRESENTS that ARLENE FELTS, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged and for the purpose of creating a fee simple estate in her son, THOMAS C. FELTS, JR., has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto THOMAS C. FELTS, JR., his successors and assigns subject to the provisions contained in paragraph No. 6 below, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

SEE EXHIBIT "A" ATTACHED

This is improved property known as 5008 Bull Run Road, Ashland City, Tennessee 37015.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the property and not shown by the Public Records.

WITNESS my hand this 6th day of December, 2011.

Arlene Felts

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Arlene Felts, the 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 this 6th day of December, 2011.

Commission Expiration Date: 1-7-2013

Notary Public

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

EXHIBIT A
LEGAL DESCRIPTION

Being a tract of land in the first councilmanic district of Davidson County, State of Tennessee and located west of Old Hickory Boulevard, and being part of Parcel 34 on Map 46-00 on tax maps maintained by the Metropolitan Davidson County Tax Assessor's Office and more particularly described as Tract 13 by metes and bound according to the unrecorded survey of the property by Jesse E. Walker, RLS No. 1486 dated November 11, 2011, amended December 6, 201, as follows:

To find the BEGINNING start at an iron pin in the west margin of Old Hickory Boulevard north of Sulfur Creek Road, said pin also being the southeast corner of Parcel 127 on Map 47 belonging to Parker as evidenced in Instrument 20030814-0117452 and Deed Book 8637 Page 773, said iron pin also being the northeast corner of Tidwell as evidenced in Deed Book 8508 Page 498 (RODCT), thence leaving the west margin of Old Hickory Boulevard, following the line common to Tidwell, North 70 degrees 50 minutes 17 seconds West a distance of 1687.32 feet to an iron pin, said iron pin being the southeast corner of Tract 6 belonging to Loiseau as evidenced in Instrument 20030808-0113214 (RODCT), thence; continuing with the line common to Tidwell and with the south line of Tract 6 of Loiseau, North 70 degrees 50 minutes 17 seconds West a distance of 1327.08 feet to an iron pin, said iron pin being the southwest corner of Tract 6 belonging to Loiseau, and said iron pin being in the east line of the Tract 8 belonging to Loiseau as evidenced in Deed Book 10277 Page 977 (RODCT), and said iron pin also being the northwest corner of Tidwell, thence leaving Tract 6 and with the east line of Tract 8 and continuing with the west line of Tidwell South 21 degrees 15 minutes 01 seconds West a distance of 231.87 feet to an iron pin, said iron pin being the southeast corner of Tract 8, and said iron pin being on the northeast margin of a 150 foot TVA easement as evidenced in Deed Book 1247 Page 577, and in Deed Book 1291 Page 516 (RODCT), and said iron pin being in the west line of parcel (14) on Map 47-00 belonging to Tidwell as evidenced in Deed Book 8500, page 4988 (RODCT), thence; leaving the northeast margin of the TVA easement and with the east line of the Tract 12 and the west line of parcel (14), South 21 degrees 15 minutes 01 seconds West a distance of 538.89 feet to an iron pin, said iron pin being the northeast corner of the tract herein described, and said iron pin the northwest corner of parcel (172) on Map 47, belonging to Pham as evidenced in Instrument # 20070706/0080728 (RODCT), and said iron pin being the southwest corner of parcel (15) on Map 47, belonging to Slea as evidenced in Deed Book 10247, page 596 (RODCT), said iron pin being the BEGINNING, thence;

1. Continuing with the west line of Pham, South 22 degrees 57 minutes 23 seconds West a distance of 501.45 feet to an iron pin, said iron pin being the southeast corner of the tract herein described, and said iron pin being in the west line of Pham, and said iron pin being the northeast corner of parcel (42) on Map 46 belonging to Smith as evidenced in Deed Book 2693 Page 519 (RODCT), thence;

2. Leaving the west line of Pham and following the north line of Smith, North 82 degrees 49 minutes 33 seconds West a distance of 932.00 feet to an iron pin, said iron pin being the southwest corner of the tract herein described, and said iron pin being in the north line of Smith, and said iron pin being in the south line of Parcel (34) as evidenced in Instrument # 20101217/0100524 (RODCT), thence;

3. Leaving the north line of Smith and severing parcel (34), and following the line in common with Tract 12, North 16 degrees 01 minutes 59 seconds East a distance of 480.00 feet to an iron pin, said iron pin being the northwest corner of the tract herein described, and said iron pin being and interior corner of Tract 12, thence;

4. Continuing to sever parcel (34), and following the line in common with Tract 12, South 83 degrees 18 minutes 09 seconds East a distance of 994.50 feet to an iron pin, the BEGINNING, containing 10.5689 acres more or less, according to the aforesaid survey by Jesse E. Walker, RLS dated November 11, 2011.

5. In conjunction with the foregoing conveyance, the said Arlene Felts does also grant, convey, transfer and forever quitclaim to her son, Thomas C. Felts, Jr., his successors and assigns her entire right, title and interest in and to a nonexclusive twenty-five (25) foot easement for ingress, egress and utilities to the property hereinabove described which easement was granted to the said Arlene Felts by Lawrence Alton Smith and wife, Nancy Smith in an Instrument being recorded contemporaneously herewith. See recorded easement for complete description and diagram. Said easement (referred to therein as Easement No. 1) was recorded to memorialize and expand an easement that had previously existed.

6. The conveyance of the property hereinabove described is subject to the prior conveyance of a fifty (50) foot easement for ingress, egress and utilities running generally north and south across and through Tract 13 (described above) that Arlene Felts granted, conveyed and transferred to Keith A. Loiseau by instrument being recorded contemporaneously herewith. This fifty (50) foot easement is referred to as Easement No. 3 in the instrument granting said easement.

Being the same property conveyed to Arlene Felts by deeds of record in Book 4987, Page 391; Instrument No. 20000817-0081490; Instrument 20071101-0129042; Instrument No. 20101217-0100523; and Instruments No. 20101217-0100524, Register's Office for Davidson County, Tennessee.