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: **KEITH A. LOISEAU**

BILL GARRETT, Davidson County
Trans:T20110078272 DEEDQC
Recvd: 12/12/11 12:31 5 pgs
Fees:27.00 Taxes:0.00
20111212-0096673

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

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)
KEITH A. LOISEAU **5611 OLD HICKORY BLVD.** **NASHVILLE, TN 37218**	**SAME**	**MAP 47** **PARCEL 159**

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 amending and correcting the description of the real property conveyed in a prior deed to **KEITH A. LOISEAU** referenced in the derivation clause below) has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **KEITH A. LOISEAU,** his successors and assigns, 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 unimproved property located adjacent to property owned by Keith A. Loiseau at 5611 Old Hickory Blvd., Nashville, Tennessee 37218.

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

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 Parcel 47 on Map 159 on tax maps maintained by the Metropolitan Davidson County Tax Assessor's Office and more particularly described as Tract 8 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, 2011, 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. Leaving Tract 6 and with the east line of the herein described tract 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 the property herein described, 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), thence;

2. Leaving Tidwell and with the line of Felts as evidenced in Instrument 20101217-0100524 (RODCT) and with the Northeast margin of said TVA easement, North 45 degrees 25 minutes 28 seconds West a distance of 553.65 feet to an iron pin, said iron pin being an interior corner to the property herein described, and said iron pin being on the north margin of a 150 foot TVA easement, thence;

3. Leaving said margin and crossing the TVA easement South 44 degrees 34 minutes 32 seconds West a distance of 150.00 feet to an iron pin, said iron pin being an exterior corner to the property herein described, and said iron pin being on the southwest margin of the 150 foot TVA easement, said iron pin being in the northeast line of Tract 9 belonging to Loiseau as evidenced in Deed Book 10655 Page 877 (RODCT), thence;

4. Continuing with the line of Tract 9 belonging to Loiseau and with the Southeast margin of said TVA easement, North 45 degrees 25 minutes 28 seconds West a distance of 200.00 feet to an iron pin, said iron pin being the westernmost corner to the property herein described, and said iron pin being in the southeast line of Parcel 35 on Map 46 belonging to Loiseau as evidenced in Deed Book 8766 Page 909 (RODCT), thence;

5. Continuing with the line of Loiseau and again crossing said TVA easement, North 46 degrees 45 minutes 46 seconds East a distance of 283.08 feet to an iron pin, said iron pin being the northwest corner to the property herein described, and said iron pin being the southwest corner of Parcel 1 on Map 47 belonging to Loiseau as evidenced in Deed Book 7742 Page 135 (RODCT), thence;

6. Continuing with the south line of Loiseau and with the east line of the property herein described, North 88 degrees 07 minutes 42 seconds East a distance of 700.00 feet to an iron pin, said iron pin being the southeast corner to parcel 1 on Map 47, and said iron pin being in the west line of Parcel 2 on Map 47 belonging to Loiseau as evidenced in Deed Book 9674, Page 408 (RODCT), and said iron pin being the northeast corner to the property herein described, thence;

7. Continuing with the west line of Parcel 2 on Map 47 belonging to Loiseau and with the east line of the property herein described, South 23 degrees 01 minutes 40 seconds West a distance of 459.37 feet to an iron pin, the BEGINNING.

Being the same property conveyed 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.

The property hereinabove described was initially conveyed to Keith A. Loiseau by Katherine V. Higgins, unmarried, Timothy M. Felts and wife Lisa Felts and Jonathan Mark Felts unmarried by Warranty Deed of record in Book 10277, Page 977, said Register's Office. The Grantors in that deed had acquired their interest in the property by Quitclaim Deed of record in Book 8523, Page 60 said Register's Office. After conveying this parcel to Keith A. Loiseau the Grantors reconveyed any interest they had in this parcel and other adjacent Properties to Arlene Felts as set out in the Deeds referenced in the preceding paragraph. The purpose of this Quitclaim Deed is correct any inaccuracies contained in the description in the prior deed to Keith A. Loiseau by describing the property in metes and bounds pursuant to a complete and accurate boundary survey of the property.