Davidson County DEEDWARR
Recvd: 02/13/04 09:49 2pgs
Fees:13.00 Taxes:444.00

20040213-0017259

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This transaction is part of an IRC Section 1031 Tax-Deferred Exchange and the property being conveyed is known as the Relinquished Property.

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2004.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy J. Patts	Countrywide Home Loans, Inc.	105-13-55
2109 12th Avenue South	718 Thompson Lane, Suite 104	
Nashville TN 37204	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark Velligan and wife, Mary Margaret Velligan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy J. Patts, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 338 on the Plan of Resubdivision of Part of Belmont Land Company's Subdivision of Belmont Heights, of record in Book 421, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Velligan and/or Mary Margaret Velligan, married, by quitclaim deed from Patricia A. Patts Fagley, married, of record in Instrument No. 20001127-0116295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2109 12th Avenue South, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 15th day of January, 2004.

Mark Velligan

Mary Margaret Velligan

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Velligan and Mary Margaret Velligan, ~~with whom I am personally acquainted~~ proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in San Clemente CA, CA, this 15th day of January, 2004.

Notary Public

My Commission expires Jan 14, 2007

GWENDOLYN WILSON
Commission # 1394058
Notary Public - California
Orange County
My Comm. Expires Jan 14, 2007