PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
2525 WEST END AVE, SUITE 350
NASHVILLE, TN 37203

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $181,000.00

Affiant

Subscribed and sworn to before me, this 8th day of February, 2005.

Notary Public
My commission expires: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/16/05 09:04 2 pgs
Fees:13.00 Taxes:669.70

20050216-0017461

03-0501-32465

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joel W. Tisinger 4500 Post Road, Unit #D-48 Nashville, TN 37215	new owner	103-14-0-A-048.00CO

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 C. Velligan, married, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Joel W. Tisinger, unmarried, hereinafter called the Grantee, his 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 Unit No. D-48 on the Plan of The Hillwood of record in Book 6250, Page 503, 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 C. Velligan, by deed from Alice F. Cowan, n/k/a Alice M. Campbell, unmarried, of record in Instrument No. 20041005-0119502, Register's Office for Davidson County, Tennessee.

Subject property is neither the principal residence of the grantor, nor his spouse or any dependents.

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 4500 Post Road, Unit #D-48, Nashville, TN 37215

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 8th day of February, 2005.

Mark C. Velligan

STATE OF CALIFORNIA
COUNTY OF Orange

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

Witness my hand in Dana Point, CA, this 8th day of February, 2005.

Notary Public

My Commission expires: 10/17/08

INYEUP LEE
Commission # 1519903
Notary Public - California
Orange County
My Comm. Expires Oct 17, 2008