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Realty Title
48-A

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0- AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2005 NOTARY PUBLIC MY COMMISSION EXPIRES: 2/22/2009 (AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Mark Charles Velligan and/or Mary Margaret Velligan, Trustees	SAME	133-8-168
(NAME) 1313 Calle Avanzado	(NAME)	
(STREET ADDRESS) San Clemente, CA 92673	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Timothy J. Patts, unmarried, by these presents, quitclaims and conveys unto Mark Charles Velligan and/or Mary Margaret Velligan, Trustees of the Velligan Family Trust, and Timothy J. Patts, all of his right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Valley View Terrace, Phase I, of record in Book 5200, Page 77, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy J. Patts, unmarried, by deed from Bank of New York, as Trustee, of record in Instrument No. 20040213-0017428, 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 is improved property located at 412 Cathy Jo Circle, Nashville, TN 37211.

Davidson County DEEDQC
Recvd: 07/26/05 14:48 2 pgs
Fees:12.00 Taxes:0.00

20050726-0086993

Witness my hand this 5th day of July, 2005.

Timothy J. Patts

STATE OF Massachusetts
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Timothy J. Patts, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Belmont (City), MA (State), this 7th day of July, 2005.

Carl H Rodgers
Notary Public

My commission expires: January 1, 2010

CARL H. RODGERS
Notary Public. Massachusetts
My Commission Expires January 1, 2010

CARL H. RODGERS NOTARY PUBLIC COMMONWEALTH MASSACHUSETTS MY COMMISSION EXPIRES JANUARY 1 2010