03

Realty Title
18-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 26 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	161-02-176
(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:

Being land in Davidson County, Tennessee, being Lot No. 70, on the Plan of McMurray Place, Section Two, of record in Plat Book 5200, Page 440, Register's Office for said County, to which plan reference is here by made for a more complete description of said lot.

BEGINNING at a point in the Southerly right-of-way margin of Ellenwood Drive, the Northeast corner of the herein described property; thence leaving said right-of-way South 29 degrees 53' 35" West 94.25 feet to a point; thence North 57 degrees, 11' 14" West 60.00 feet to a point; thence North 54 degrees 13' 19" West 40.37 feet to a point; thence North 44 degrees 03' 17" East 142.50 feet to a point in the Southerly right-of-way margin of Ellenwood drive; thence with said right-of-way South 46 degrees 06' 13" East 8.60 feet to a point; thence South 86 degrees 50' 00" East 2.19 feet to an iron rod; thence with a curve to the right having a central angle of 34 degrees 14' 34" and a radius of 50.00 feet a distance of 29.88 feet to an iron rod; thence with a curve to the left having a central angle of 70 degrees 18' 07" and a radius of 40.00 feet a distance of 49.08 feet to the point of beginning containing 0.23 acres more or less.

Being the same property conveyed to Timothy J. Patts, unmarried, by deed from Lawrence James Kamm and wife, Helen Sfikas Rogers, of record in Instrument No. 20040604-0066004, Register's Office for Davidson County, Tennessee.

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

20050726-0086995

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 481-483 Ellenwood Drive, Nashville, TN 37211.

Witness my hand this 4th 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 4th day of July, 2005.

Carl H Rodgers
Notary Public

My commission expires: January 1, 2010

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