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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. DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN	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 26th DAY OF July, 2005 NOTARY PUBLIC MY COMMISSION EXPIRES: 2/22/2009 (AFFIX SEAL)

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	082-08-0-005.00
(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, Mark C. Velligan, by these presents, quitclaims and conveys unto Mark Charles Velligan and/or Mary Margaret Velligan, Trustees of the Velligan Family Trust, 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. 54, on the Plan of Miller's Addition to Edgefield, now East Nashville, of record in Book 57, Page 133, 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 Deerpark Circle, LLC, of record in Instrument No. 20041220-0150739, 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 812 North 6th Street, Nashville, TN 37207.

Witness my hand this 26th day of July 2005.

Davidson County DEEDQC
Recvd: 07/26/05 14:49 2 pgs
Fees:12.00 Taxes:0.00

20050726-0086996

Mark C. Velligan

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, Mark C. Velligan, 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 Nashville, TN, this 8th day of [illegible], 2005.

Notary Public

My commission expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN