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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 26th DAY OF July 2005 NOTARY PUBLIC MY COMMISSION EXPIRES: 2/22/2009 (AFFIX SEAL)

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

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	083-11-0-181.00
(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 Velligan and wife, Mary Margaret 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:

Being Lots Nos. 7-A and 7-B on the Plan of Zone Lot Subdivision of Lots 7, 8, 9, and 10, Phase Two of Section Five of Fortland Park, of record in Plat Book 6250, Page 286 amending Book 5200, Page 415, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark Velligan and wife, Mary Margaret Velligan, by deed from JPMorgan Chase Bank As Trustee of record in Instrument No. 20041005-0119882, 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 324 A & B Riverside Drive, Nashville, TN 37206.

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

20050726-0086997

Mark Velligan

Mary Margaret 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 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 25 day of July 2005.

Notary Public

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

My commission expires: 2/22/2009