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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 1st 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	071-15-0-234.00
(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. 45 & 46, on the Plan of Highland Land Company's Subdivision, of record in Book 421, Page 14, 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. 20041220-0150736, 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 1402 Lischey Avenue, Nashville, TN 37206.

Witness my hand this 1st day of July, 2005.

Mark C. Velligan

Davidson County DEEDQC
Recvd: 07/26/05 14:50 2 pgs
Fees:12.00 Taxes:0.00

20050726-0086999

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 4th day of July, 2005.

Diane K. Mann
Notary Public

My commission expires: 2/22/2009

