03

Realty Tax Box 48 A

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP – PARCEL NO.

Mark Charles Velligan and Mary Margaret Velligan Trustees of the Velligan Family Trust	New Owner	Map/Parcel: 118-14-0-046.00
1046 Calle Recodo, Suite G		
San Clemente, CA 92673		07/01/12855 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas C. Alsup,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Mark Charles Velligan and Mary Margaret Velligan Trustees of the Velligan Family Trust, dated March 21, 2005,** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No.75, on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas C. Alsup by Warranty Deed dated 10-27-06, from David A. Matthews and wife, Tonya P. Matthews of record in Instrument No. 20061101-0135609, said Register's Office for Davidson County, Tennessee.

Subject property is not and never has been the principal residence of the Grantor.

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 the same description as used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2007, which have been prorated, the payment of which is assumed by Grantee.
2. All matters as shown on the Plan of record in Plat Book 1130, page 2, said Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 5742, page 904, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3500 Robin Road, Nashville, Tennessee 37204.

Davidson County DEEDWARR
Recvd: 02/28/07 15:05 2 pgs
Fees:13.00 Taxes:1165.50

20070228-0024902

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $315,000.00.

Diane K. Mann
Affiant

Subscribed and sworn to before me this 29th day of January, 2007

My Commission Expires: 7-24-2010

Karen Colbert
Notary Public

KAREN COLBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of January, 2007.

Thomas C. Alsup

Linda T. Alsup
By: Thomas C. Alsup, Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **Thomas C. Alsup,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2007.

Notary Public

My commission expires: 3-31-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared ~~Linda~~ THOMAS C. XXXXX **T. Alsup** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of **Linda T. Alsup** and who acknowledged that she executed the same as the free act and deed of the said **Linda T. Alsup**.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of January, 2007.

Notary Public

My Commission Expires: 3-31-07