276

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hai Van Tran et ux.	Mortgage Portfolio Services, Inc.	MAP 90-12
(NAME)	(NAME)	
490 Sunliner Drive	4144 North Central Expressway, #900	PARCEL 87
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, TX 75204	8DA32805
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mai Buckner Cox, aka Willie Mai Cox , aka Willie B. Cox, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hai Van Tran and Anh Minh Thi Huynh , husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain described real estate situated in the 8th Civil District, County of Davidson, State of Tennessee, and more particularly described as follows, to wit:

Being Lot No. 309 on the Plan of Charlotte Park, Section VI, of record in Book 2900, pages 7 and 8, Register's Office for said County.

Said lot fronts 71 feet on the easterly side of Sunliner Drive and runs back 140.4 feet on the northerly line and 140.5 feet on the southerly line to a dead line in the rear on which it measures 71 feet.

Being the same property conveyed to Thurston C. Cox and wife, Mai Buckner Cox by deed from Phillip N. Brownstein of Washington D. C. as Federal Housing Commissioner of record in Book 3613, page 361, Register's Office for Davidson County, TN. The said Thurston C. Cox having since died and the property vested in Mai Buckner Cox by estate by the entireties. Mai Buckner Cox and and Willie B. Cox and Willie Mai Cox are one and the same person.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 490 Sunliner Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of January 19 99

Mai Buckner aka Willie Mai Cox aka Willie B. Cox by Constance K. Carter Atty in Fact

Mai Buckner Cox , aka Willie Mai Cox aka Willie B. Cox by Constance K. Carter Co-Attorney in Fact

AKA Willie Mai Cox AKA Willie B. Cox

Mai Buckner Cox by Milton Keathley Atty in Fact

Mai Buckner Cox aka Willie Mai Cox aka Willie B. Cox by Milton Keathley Co-Attorney in Fact

by Power of Attorney recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 4, 1999, before me personally appeared Constance K. Carter and Milton Keathley to me known to be the person who executed the foregoing instrument in behalf of Mai Buckner Cox aka Willie Mai Cox and acknowledged that they executed same as the free act and deed of said the above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of January 1999.

My Commission Expires:

1-22-2001

Notary Public

99 JAN -5 AM 10:38
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
8663 01/05 0101 03CHECK 336.60

05328990
IDENTIF. A REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11282 PAGE 467

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	88000.00
CON TX	325.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	336.60
CHECK	336.60

01/05/99 01 10:35 0001 8663

0532890

IDENTIF. ↑ REFERENCE

99 JAN -5 AM 10:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408055