03

Realty Title
48-A

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)43613

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/05 16:07 2 pgs
Fees:13.00 Taxes:425.13
20050308-0025838

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$114,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 28th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
Dung Ngoc Bui	MICHIGAN FIDELITY ACCEPTANCE	**148-13-46**
3931 Creekside Drive	25800 NORTHWESTERN HWY #875	**5DU 44351**
Nashville, TN 37211	SOUTHFIELD, MI 48705	

FOR AND IN 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, Mildred Dowdy Cochran and Dylan Scott Cochran, both unmarried, as tenants in common,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dung Ngoc Bui**

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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Locustwood, Section 5, of record in Book 2663, page 43, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mildred Dowdy Cochran and Dylan Scott Cochran, both unmarried, as tenants in common, by deed from Linda Gail Hulsey, Executrix of the Estate of Margaret H. Bruckert, of record in Instrument Number 20011126-0128411, Register's Office for Davidson County, Tennessee. Power of Attorney granted by Mildred Dowdy Cochran to Eugene Randall Cochran of record in Instrument Number 20011126-0128410, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3931 Creekside Drive, Nashville, Tennessee 37211

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 our hands this 28th day of February, 2005.

Mildred Dowdy Cochran by Eugene Randall Cochran, Attorney in Fact Dylan Scott Cochran

By: Eugene Randall Cochran, Attorney-in-Fact
PURSUANT TO POWER OF ATTORNEY OF
RECORD IN INSTRUMENT NO. 20011260128410,
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of February, 2005, before me personally appeared EUGENE RANDALL COCHRAN, to me known to be the person who executed the foregoing instrument in behalf of MILDRED DOWDY COCHRAN, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said MILDRED DOWDY COCHRAN, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 DYLAN SCOTT COCHRAN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.