Davidson County DEEDWARR
Recvd: 01/27/06 15:06 2 pgs
Fees:13.00 Taxes:370.00

20060127-0010902

WARRANTY DEED

COTHRAN-2006001

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me this 18th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-23-06
(AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Blake Cothran	InterFirst Wholesale Mortgage	162-05-0-232.00
(NAME)	(NAME)	
425 Ocala Court N.	777 E. Eisenhower, Suite 700	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Ann Arbor, MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RONALD W. HURST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TIMOTHY BLAKE COTHRAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 96, on the Plan of the resubdivision of Lots 95 through 101 and 87 of Hickory Valley, Section 3, of record in Book 471d5, page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald W. Hurst, unmarried by Deed from Mahmound Lohrasbi and wife, Amtis Lohrasbi of record at Instrument No. 20010516-0051025, Recorded May 16, 2001, Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 425 Ocala Court N., Nashville, Tennessee 37211
(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/our hand(s) this 18th day of January, 2006.

Ronald W. Hurst

Ronald W. Hurst

BY: Pamela S. Hanus
ATTORNEY IN FACT

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, George R. Woods Jr., a Notary Public in and for said County and State, the within named Ronald W. Hurst, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 2006.

My Commission Expires: 7-23-06

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of January, 2006, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Pamela G. Hanes, with whom I am personally acquainted and who upon her oaths acknowledged herself to be the Attorney in Fact for Ronald W. Hurst, and as such Attorney in Fact for Ronald W. Hurst, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that she is the Attorney in Fact under a Power of Attorney and is authorized by Ronald W. Hurst to execute this instrument on behalf of Ronald W. Hurst.

Witness my hand and official seal on this 18th day of January, 2006.

Notary Public

My Commission Expires: 7-23-06

GEORGE R. WOODS, JR.
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.