Box 56

This space for Register's Office:

Davidson County DEEDWARR
Recvd: 05/22/01 15:06 2pgs
Fees:11.00 Taxes:284.90

20010522-0053041

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
214 Second Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
Kiril & Margarite Tzvetanov
305 Kate St.
Madison, TN 37115

SEND TAX BILLS TO:

Owner

Tax Map : 43-9-311

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, We, **James A. Goings and Margaret F. Goings,** hereinafter called the **Grantor**, does hereby convey unto **Kiril Tzvetanov and wife, Margarite Tzvetanov** , hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee being Lot No. 20 and 21 of Block "M" on the map of Woodlawn Estates as of record in Book 843, Page 82, 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 James A. Goings and Margaret F. Goins by deed of record in Instrument No. 200003060022030, said Register's Office.

This conveyance is subject to all matters appearing of record in Book 843, Page 82, said Register's Office.

This is improved property known as 305 Kate Street, Madison, TN 37115.

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set my hand and seal this 21st day of May, 2001.

James A. Goings

James A. Goings

Margaret F. Goings

Margaret F. Goings

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared James A. Goings and Margaret F. Goings, known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 21st day of May, 2001.

NOTARY PUBLIC AT LARGE

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $77,000.00.

James Smith

Affiant

Sworn and subscribed before me on 5-21-, 2001.

Notary Public

My Commission Expires: 2-20-05

NOTARY PUBLIC AT LARGE