Davidson County DEEDWARR
Recvd: 04/06/05 09:41 2 pg:
Fees:13.00 Taxes:138.75

20050406-0037641

Record 2nd Box 64

249

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Diana V. Dimitrova	Same	Map 133-15A-
2232 Rolling Hills Drive		Parcel 57
Nolensville, TN 37135		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

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, **Robert S. Biscan and wife, Evelyn A. Biscan,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Diana V. Dimitrova, unmarried,** (The "Grantees"), their heirs and assigns 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 Unit No. J-5, of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, said Register's Office, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Robert S. Biscan and wife, Evelyn A. Biscan by warranty deed from Pagoda Associates, a joint venture of record in Book 6111, page 18, said Register's Office.

This instrument is executed on behalf of Robert S. Biscan and wife, Evelyn A. Biscan by Jon Young, as their Attorney In Fact pursuant to recorded Power of Attorney recorded in Book 20050406-, page 00 37 640, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Restrictions of record in Book 611, page 22, said Register's Office.
3. All matters appearing of record in Plat Book 3700, page 61, said, said Register's Office.

This is improved property commonly known as **320 Welch Road, Unit # J-5, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $37,500.00.

Jon S. Young
Affiant

Subscribed and sworn to before me this 17th day of March, 2005.

Judy Painter-Rose
Notary public:

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAR. 31, 2007
My Commission Expires: _____

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

And Grantors do covenant with the said Grantees that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **March, 2005.**

Robert S. Biscan by Jon Young Atty. in Fact
Robert S. Biscan by Jon Young, Attorney-in-fact

Evelyn A. Biscan by Jon Young Atty. in Fact
Evelyn A. Biscan by Jon Young, Attorney-in-Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon Young**, with whom I am personally acquainted who acknowledged that **he** executed the within instrument for the purpose of therein contained and who further acknowledged that **he** is the Attorney-in-Fact for **Robert S. Biscan and wife, Evelyn A. Biscan** and that **he** is authorized by **them** to execute this instrument on **their** behalf.

WITNESS my hand and official seal at Nashville, Tennessee, this **17th** day of **March, 2005.**

Judy Painter-Rose
Notary Public

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAR. 31, 2007
My Commission Expires: _____