STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $57,100.00

AFFIANT

Sworn to and subscribed before me this 1st day of December, 2005

NOTARY PUBLIC My commission expires: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Map & Parcel No. 173-01-0-179.00

Address of New Owner:
Lidia Dimitrova
317 Moorman Dr.
Smyrna, TN 37167

Send Tax Notices To:
Calvary Banking
114 W. College St.
Murfreesboro, TN 37130

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Venikkia Branch, an unmarried woman, hereinafter referred to as Grantor/s, has/have bargained and sold, and by these presents do/es transfer and convey unto Nantcho Stoichev Dimitrova and wife, Lidia Teneva Dimitrova, hereinafter referred to as Grantee/s, their/his/her heirs and assigns forever, all of their/his/her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

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. 4A on the Plan of Monte Carlo Estates, Section 3A of record in Book 6250, page 971, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Venikkia Branch, an unmarried woman, by Warranty Deed from Rozelle A. Hughes, unmarried, dated July 29, 2003, recorded August 8, 2003, of record in Instrument No. 20030808-0113228, Register's Office for Davidson County, Tennessee.

This is un/improved property, known as 427 Cedarcreek Trail, Nashville, Tennessee 37211.

THIS CONVEYANCE IS SUBJECT TO all matters set out on the plat of record in Book 6250, Page 971, in the Register's Office for Davidson County, Tennessee; and to the 2005 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said Venikkia Branch has/have hereunto set their/his/her signature, this 1st day of December, 2005.

Venikkia Branch

Venikkia Branch

Davidson County DEEDWARR
Recvd: 12/09/05 15:15 2 pgs
Fees:13.00 Taxes:211.27

20051209-0148506

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 Venikkia Branch, an unmarried woman, the bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 1st day of December, 2005.

Carolyn M. Pearl
NOTARY PUBLIC

My commission expires: 5-30-07

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

