BOX #14A

G#14167-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/01 16:44 2pgs
Fees:11.00 Taxes:495.43
20010607-0060173

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIAN P. KANTER	"NEW OWNER"	MAP 129-11-0-A
(NAME)	(NAME)	
283 Cana Circle		PARCEL 283.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		FB #09DZ-73168
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, MARLENE GOLDMAN and DAVID GOLDBERG, as Co-Executors of the Estate of MADELAINE B. GOLDBERG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIAN P. KANTER, UNMARRIED

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 99R of The Cloister at St. Henry Condominiums, Phase I-D, Fifth Revision, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, Page 927, and as amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws, of record in Book 6042, Page 650, amended in Book 6519, Page 187, and further amended in Book 7590, Page 273, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Cloister at St. Henry Condominiums of record in Book 6250, Page 979, and Units as shown on Exhibit A to the Amendment to Master Deed, of record in Book 7404, Page 766, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Samuel P. Goldberg and wife, Madelaine B. Goldberg, by Deed from Lucille B. Bovet and May L. Titus, both unmarried, of record in Book 9850, Page 311, Register's Office for Davidson County, Tennessee. The said Samuel P. Goldberg conveyed his interest to Madelaine B. Goldberg by Quitclaim Deed of record in Book 10056, Page 722, said Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 283 Cana Circle, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

KIMBERLY F. SMITH NOTARY PUBLIC GEORGIA EXPIRES 02 2002

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 hand s this 31st day of May, 2001

(1) Marlene Goldman, co-executor
MARLENE GOLDMAN, Co-Executor

David H. Goldberg, co-executor
DAVID GOLDBERG, Co-Executor

(1) Marlene Goldman subscribed & sworn to before me, this 1st day of June, 2001
Kimberly F. Smith
Notary Public, DeKalb County, Georgia
My Commission Expires April 02, 2002

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 DAVID GOLDBERG, as Co-Executor of the Estate of MADELAINE B. GOLDBERG

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 31st day of May, 2001

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Office. The said Madelaine B. Goldberg died October 19, 1999, leaving a Last Will and Testament (the "Will") which was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, under Case No. 99P1923. By Letters Testamentary dated December 9, 1999, Marlene Goldman and David Goldberg were appointed as Co-Executors of the Estate of Madelaine B. Goldberg (the "Estate"). Pursuant to the Will, the said Co-Executors of the Estate are empowered to administer and sell the said property.

THIS conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry Condominiums of record aforementioned; Ground Lease Agreement of record in Book 6922, Page 282, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

STATE OF ~~ALABAMA~~ Georgia (MS)
COUNTY OF DeKALB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARLENE GOLDMAN, as Co-Executor of the Estate of MADELAINE B. GOLDBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Atlanta, Georgia, this 1st day of June, 2001.

Notary Public, DeKalb County, Georgia
My Commission Expires April 02, 2002

My Commission Expires: _____

Kimberly J. Smith
Notary Public

NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES APR 02 2002