THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18628**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 31st day of DECEMBER, 2001. Notary Public My Commission Expires: 9-25-04

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Ms. Donna C. Kane 3051 Woodlawn Drive Nashville, TN 37215	**Send Tax Bills To:** Irwin Mortgage Corporation 400 Interstate N. Parkway, #580 Atlanta, GA 30339-5030	**Tax Information:** MAP 117-2-D PAR 21 FB 07DA 92022

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MID-SUMMER MUSIC, INC., A TENNESSEE CORPORATION, AND MICHAEL C. GELFAND AND WIFE, EDITH M. GELFAND ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DONNA C. KANE, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3051 Woodlawn Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of DECEMBER, 2001.

Davidson County DEEDWARR
Recvd: 01/07/02 14:16 3pgs
Fees:18.00 Taxes:666.00
20020107-0002256

MID-SUMMER MUSIC, INC.

BY: EDITH M. GELFAND, SECRETARY TREASURER

MICHAEL C. GELFAND

EDITH M. GELFAND

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MICHAEL C. GELFAND AND EDITH M. GELFAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of DECEMBER, 2001.

Barbara Wylie
Commission # DD 012695
Expires April 22, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

My Commission Expires: 4-22-05

Notary Public

Barbara Wylie

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, EDITH M. GELFAND, 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 and who further acknowledged that SHE is the SECRETARY TREASURER of MID-SUMMER MUSIC, INC., and is authorized to execute this instrument on behalf of MID-SUMMER MUSIC, INC.

Witness my hand, at office, this 31st day of DECEMBER, 2001.

My Commission Expires: _____

Barbara Wylie
Notary Public
Barbara Wylie

Barbara Wylie
Commission # DD 012695
Expires April 22, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 21 on the Plan of The Clairmont Condominiums of record in Plat Book 6200, page 551, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7108, page 98, reinstated in Book 7108, page 98, said Register's Office.

Being the same property conveyed to Mid-Summer Music, Inc. and Michael C. Gelfand and wife, Edith M. Gelfand by deed from Woodlawn Partners, Inc. of record in Book 7852, page 937, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 7096, page 940, amended in Book 7108, page 78, restated in Book 8263; and (2) (2) Charter of appearing on the Plan of record in Plat Book 7137, page 826, amended in Book 7960, page 128, Book 8168, page 430 and Book 8172, page 28; (3) Easements of record in Book 4067, page 943; and (4) All matters appearing of record in Book 6200, page 551, said Register's Office.