(2)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

To be assigned later

FROM: ALLAN MURPHY AND
JOSEPHINE MURPHY

TO: Leonard Nathanson

BOOK 4779 PAGE 308

Address New Owner (s) As Follows:	Send Tax Bills To:	Map-Parcel No.
Leonard Nathanson	Same	
Apt. 301 4200 Harding Road		
Nashville, Tennessee	Same	

FOR AND IN CONSIDERATION of the sum of $29,300.00 which is hereby acknowledged, Allan Murphy, hereinafter called "Grantor" joined by his wife, Josephine Murphy, who joins herein, but only for the purposes as hereinafter set forth, have this day bargained and sold, and do hereby transfer and convey unto the said Leonard Nathanson, unmarried, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Apartment number 301, of Harding House, a Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Allan Murphy, of record in Book 4759, page 665, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A" for the sources of title of the said Allan Murphy, and to Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Harding House Condominium Apartments, of record in Book 4675, page 60 in said Register's Office, to which reference is hereby made. Covered Parking Space No. 19 is a limited common element for the exclusive use of the occupant of said apartment.

This is improved property. known as Apartment No. 301, 4200 Harding Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Leonard Nathanson, his heirs, and assigns, forever. Grantor covenants that he 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:

1. Taxes for the year 1974.

2. All terms and provisions of the Master Deed of Record in Book 4759, page 665, Register's Office, Davidson County, Tennessee.

3. All terms and provisions of the Charter of Harding House Association, Inc., of record in Corporation Book Volume 0-29, page 5816, in the Office of the Secretary of the State of Tennessee, and in Book 4759, page 657, Register's Office, Davidson County, Tennessee, and the By-Laws and rules and regulations of said corporation.

Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to said Leonard Nathanson.

Josephine Murphy, wife of Grantor, joins herein for the sole purpose of releasing and waiving any and all rights or interests in said property by way of homestead, dower, or otherwise on account of the marital relation, and for no other purposes.

Grantee (s) by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating The Harding House, A Condominium, and Harding House Association, Inc. Said Grantee (s) further agrees hereby to pay all assessments whether special or general which are levied by The Harding House, A Condominium, or by the Harding House Association, Inc., or their successors or assigns.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

IN WITNESS WHEREOF, the parties have executed this instrument on this 3rd day of January, 1974.

Allan Murphy GRANTOR

Allan Murphy

Josephine Murphy

Josephine Murphy

Leonard Nathanson

Leonard Nathanson

GRANTEE(S)

C37838

IDENTIF. REFERENCE

JAN 9 9 05 AM '74

FELIX Z. HAISLIP REGISTER
DAVIDSON COUNTY, TENN.

RECORDING MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, Allan Murphy and Josephine Murphy, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January, 1974.

Barbara Ferguson
Notary Public

My Commission Expires: 10/26/74

JAN-9 CONV 29,300.00
JAN-9 STATE TAX A* 76.18
JAN-9 PHEEE A* .50
JAN-9 MTGEED A* 4.00 * 80.68

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, the within named Leonard Nathanson, the Bargainor (s), with whom I am personally acquainted, and who acknowledged that (he) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 3rd day of January, 1974.

Mary Ensley
Notary Public

My Commission Expires: 4/25/76

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 29,300.00

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 1974.

Mary Ensley
Notary Public

My Commission Expires:

4/25/76