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

WARRANTY DEED

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FROM: ALLAN MURPHY AND
JOSEPHINE MURPHY

TO: ED MERLIN AND
MARTHA C. MERLIN

Address New Owner (s) As Follows:	Send Tax Bills To:	Map-Parcel No.
Ed Merlin Apt. 404 4200 Harding Road Nashville, Tennessee	1st Fed. S+L 236 4th Ave. No. Nashville, Tenn. 37219	105-12-A 87 Pw

FOR AND IN CONSIDERATION of the sum of $41,000.00 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 Ed Merlin and wife, Martha C. Merlin heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Apartment number 404, 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. 13 is a limited common element for the exclusive use of the occupant of said apartment.

This is improved property. Known as Apartment No. 404, 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 Ed Merlin and wife, Martha C. Merlin 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, which have been prorated.

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 O-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 Ed Merlin and wife, Martha C. Merlin.

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.

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IN WITNESS WHEREOF, the parties have executed this instrument on this 7th day of February, 19 74.

Allan Murphy GRANTOR

Josephine Murphy

C 4 1 5 4 1

IDENTIF. REFERENCE

FEB 11 2 37 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Ed Merlin

Martha C. Merlin
GRANTEE(S)

FEB11'74 CONV 41,000.00
FEB11'74 STAX A* 106.60
FEB11'74 PRFEE A* .50
FEB11'74 WDEED A* 4.00 * 111.10

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 7th day of February 19 74.

Barbara Ferguson
Notary Public

BARBARA FERGUSON * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

My Commission Expires: 10/26/74

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Ed Merlin and wife, Martha C. Merlin, the Bargainor (s), 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 7th day of February, 1974.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-17-77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 41,000.00

Ed Merlin
Affiant
Mrs Ed Merlin

Subscribed and sworn to before me, this the 7th day of February, 1974

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-17-77