WARRANTY DEED

BOOK 4894 PAGE 917

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. O'Hara, et ux. (NAME:)	Fidelity Federal (NAME:)	
Apt. 310, 4200 Harding Rd. (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	103-12A
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	22nd

For and in Consideration of the sum of Ten & 00/100 ($10.00) *DOLLARS* paid in cash, and other good and valuable consideration received from the grantees hereinafter named, ALLAN MURPHY and his wife, Josephine E. Murphy, who joins herein for the sole purpose of releasing and waiving any and all rights or interests she may have in said property by way of homestead, dower, or otherwise on account of the marital relation,

MAR 10 75 CONV "45,800.00
MAR 10 75 S'TAX A* 119.08
MAR 10 75 PR'FEE A* .50
MAR 10 75 W'DEED A* 6.00 * 125.58

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

have bargained and sold, and by these presents do transfer and convey unto the said grantees, JOHN G. O'HARA and wife, CAROLINE M. O'HARA, *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain condominium apartment unit located within The Harding House, A Condominium, a horizontal property regime in Nashville, Tennessee, as follows:

Being Apartment No. 310 (parcel no. 22) as shown on the plan of Harding House Condominium Apartments, as of record in Book 4675, page 60, and to which plan reference is here made for a more complete description and portrayal of said Apartment No. 310.

Being property conveyed to Allan Murphy by deeds of record in Book 4740, pages 896 and 899, and which the said Allan Murphy submitted to the condominium form of ownership and use by Master Deed of record in Book 4759, page 665.

Together with the undivided interest in and to the common elements, both general and limited, including parking space no. 9, in anywise appertaining to said Apartment No. 310 and thereunto belonging.

And together with, but subject to all rights, covenants, terms, provisions, easements and conditions established by and contained in (1) said plan of Harding House Condominium Apartments, of record in Book 4675, page 60, (2) said Master Deed for The Harding House, A Condominium, as of record in Book 4759, page 665, as corrected by instrument of record in Book 4768, page 818, (3) the Charter of Harding House Association, Inc., of record in Book 4759, page 657, (4) the By-Laws of Harding House Association, Inc., of record in Book 4759, page 699,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,800.00

Subscribed and sworn to before me, this the 6th day of March 19 75

Affiant

My commission expires: (Affix Seal)

Notary Public

and (5) the provisions of the "Horizontal Property Act", Tennessee Code Annotated, § 64-2701, et seq.; all of which the said grantees agree to observe, perform and to be bound by.

And further subject to the lien of taxes for the year 1975, which have been prorated and assumed by the grantees.

The book and pages cited herein refer to the records of the Register's Office for Davidson County, Tennessee.

C 9 0 1 5 1

T
IDENTIF. REFERENCE

MAR 10 3 22 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as Apt. 310, 4200 Harding Rd., Nashville, TN 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John G. O'Hara and wife, Caroline M. O'Hara, their *heirs and assigns, forever.*

And I, Allan Murphy / *do covenant with the said* John G. O'Hara and wife, Caroline M. O'Hara, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as stated hereinbefore. The said Allan Murphy warrants and covenants that, as to the property herein conveyed, there are no unpaid assessments against him for common expenses of said condominium ownership, except such as are reflected on the settlement statements in connection herewith.

And I, Allan Murphy,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John G. O'Hara and wife, Caroline M. O'Hara / their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 6th *day of* March, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Allan Murphy

Josephine E. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James C. Gardner, Jr., *a Notary Public in and for said County and State, the within named* Allan Murphy and wife, Josephine E. Murphy,

*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* 6th *day of* March, *19* 75.

James C. Gardner
Notary Public

Commission Expires 5-10-76

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....