BOOK 4943 PAGE 717

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRI
L & C Tower, Nashville, Tenn.

WARRANTY DEED

FROM: ALLAN MURPHY AND
JOSEPHINE MURPHY

TO: MITCHELL S. MAGID and wife,
MADELINE L. MAGID

Address new Owners as Follows:	Send Tax Bills To:	Map-Parcel No.
Mr. & Mrs. Mitchell S. Magid Apt. 302, 4200 Harding Road Nashville, Tennessee	Same	MAP 103-12A Parcel 14 PW

FOR AND IN CONSIDERATION of the sum of $1.00 (One Dollar) 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 Mitchell S. Magid and wife, Madeline L. Magid, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Apartment number 302, 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. 302 is a limited common element for the exclusive use of the occupant of said apartment.

This is improved property known as Apartment No. 302, 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 Mitchell S. Magid and wife, Madeline L. Magid, their 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 1975, 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 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 Mitchell S. Magid and wife, Madeline L. Magid.

Jospehine 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.

Grantees by acceptance of this deed hereby join in and accept, and agree to be bound to the foregoing instruments creating The Harding House, A Condominium, and Harding House Association, Inc. Said Grantees further agree 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.

IN WITNESS WHEREOF, the parties have executed this instrument on this 29 day of July, 1975.

Allan Murphy — GRANTOR

Josephine Murphy

Mitchell S. Magid

Madeline L. Magid — GRANTEES

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IDENTIF. REFERENCE

AUG 20 2 14 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia W Carroll, 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 29 day of July, 1975.

Notary Public

My Commission Expires: 11-21-78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for the said County and State, the within named Mitchell S. Magid and wife, Madeline L. Magid, the 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 29 day of July, 1975.

Notary Public

My Commission Expires: 2/21/79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 46,500.00 .

Affiant

Subscribed and sworn to before me, this 29 day of July, 1975.

Notary Public

My Commission Expires: 2/21/79

AUG 20 75	CONV	46,500.00			
AUG 20 75	S'TAX		A*	120.90	
AUG 20 75	PR'FEE		A*	.50	
AUG 20 75	W'DEED		A*	6.00	* 127.40