WARRANTY DEED

FROM: ALLAN MURPHY AND JOSEPHINE MURPHY

TO: James Thomas Griscom, and wife Rachel H. Griscom BOOK 5013 PAGE 713

Address New Owner(s) As Follows:	Send Tax Bills to:	Map-Parcel No.
James Thomas Griscom and wife, Rachel H. Griscom	(SAME)	103-K-A
Apt. 407 , 4200 Harding Road Nashville, Tennessee		30 Pat

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars, ($10.00), the receipt of 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 James Thomas Griscom & wife, Rachel H. Griscom, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Apartment number 407 , 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, and instrument of correction of record in Book 4768, page 818, 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 indentification 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. 21 is a limited common element for the exclusive use of the occupant of said apartment.

*as revised in Book 4860, page 82,

This is improved property, known as Apartment No. , 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 James Thomas Griscom & wife, Rachel H. Griscom, 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:

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

1. Taxes for the year 1976, which have been prorated.

2. All terms and provisions of the Master Deed of record in Book 4759, page 665 and instrument of correction in Book 4768, page 818, 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 James Thomas Griscom & wife, Rachel H. Griscom, their heirs and assigns, against the lawful claims of all persons.

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 day of March 1, 1976.

Allan Murphy GRANTOR

Josephine Murphy

J. V. Griscom

Rachel H. Griscom
Grantee(s)

D 43865

IDENTIF. REFERENCE

APR 8 3 27 PM '76

REGISTER
DAVIDSON CO., TENN.

STATE OF FLORIDA
COUNTY OF SARASOTA

APR-8 CONV 57,000.00

Personally appeared before me, Barbara A. Carroll, A Notary Public in and for said County and State, Allan Murphy and Josephine Murphy, the within named 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 Sarasota, Florida Nashville, Tennessee, this 31st day of March, 1976.

Barbara A. Carroll
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 27, 1979
BONDED THRU GENERAL INS. UNDERWRITERS

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara E. Stevens, a Notary Public in and for said County and State, the within named James Thomas Griscom and Rachel H. Griscom, the bargainor(s), with whom I am personally acquainted, and who acknowledged that (they) (he) (she) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1976.

Barbara E. Stevens
Notary Public

My Commission Expires: 1-29-77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of March, 1976.

Barbara E. Stevens
Notary Public

My Commission Expires: 1-29-77