WARRANTY DEED

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

FROM: JAMES THOMAS GRISCOM and wife, RACHEL H. GRISCOM

TO: JAMES F. HOLT and wife, ELNORA A. HOLT

BOOK 5032 PAGE 165

Address New Owners As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Mr. and Mrs. James F. Holt Apt. 411, 4200 Harding Road Nashville, Tennessee	same	103-12-A 34

FOR AND IN CONSIDERATION of the sum of Forty-Five Thousand and No/100 Dollars ($45,000.00), the receipt of which is hereby acknowledged, James Thomas Griscom and wife, Rachel H. Griscom, hereinafter referred to as "Grantors", have this day bargained and sold, and do hereby transfer and convey unto the said James F. Holt and wife, Elnora A. Holt, hereinafter referred to as "Grantees", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Apartment number 411 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 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, as revised in Book 4860, page 82, said Register's Office, to which reference is hereby made. Covered Parking Space No. 29 is a limited common element for the exclusive use of the occupant of said apartment.

Being the same property conveyed to James Thomas Griscom and wife, Rachel H. Griscom, by deed from Allan Murphy of record in Book 4770, page 567, Register's Office for said County.

This is improved property, known as Apartment No. 411, 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 F. Holt and wife, Elnora A. Holt, their heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

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.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

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 27 day of May, 1976.

James Thomas Griscom
James Thomas Griscom

Rachel H. Griscom
Rachel H. Griscom

"GRANTORS"

James F. Holt

Elnora A. Holt

"GRANTEES"

D52294

IDENTIF. REFERENCE

JUN 4 3 40 PM '76

FELIX ... REGISTER DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annie Cavender, a Notary Public in and for said County and State, James Thomas Griscom and wife, Rachel H. Griscom, 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 27th day of May, 1976.

Annie Cavender
Notary Public

My Commission Expires: May 8, 1979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald L. Tuttle, a Notary Public in and for said County and State, James F. Holt and wife, Elnora A. Holt, 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 2nd day of May, 1976.

Ronald L. Tuttle
Notary Public

My Commission Expires: JUN-4-76 CONV
JUN-4-76 TAXS - 19
JUN-4-76 PRTEE
JUN-4-76 W'DEED

45,000.00

B* 117.00
B* .50
B* 4.00 * 121.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

$45,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 1976.

Ronald L. Tuttle
Notary Public

My Commission Expires: 11-13-79