DEARBORN & EWING, Attorneys
1912 Parkway Towers
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5094 PAGE 948

FROM: ALLAN MURPHY and JOSEPHINE MURPHY

TO: DANIEL MAY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map--Parcel No.
Daniel May Apt. 307, 4200 Harding Road Nashville, Tennessee	same	103-12-A 19

FOR AND IN CONSIDERATION of the sum of Fifty-Four Thousand Seven Hundred and No/100---------- Dollars ($ 54,700.00), 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 Daniel May, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Apartment number 307 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, as amended by Amendment of Master Deed of record in Book 4979, page 944, said Register's Office, reference being made to the said Master Deed as amended, 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 revised plat of Harding House Condominium Apartments, of record in Book 4860, page 82, said Register's Office, to which reference is hereby made. Covered Parking Space No. _____ is a limited common element for the exclusive use of the occupant of said apartment.

This is improved property, known as Apartment No. 307, 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 Daniel May, his 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 1976, which have been prorated, and shall be paid by Daniel May.
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 for Davidson County, Tennessee, as amended by Amendment of Master Deed of record in Book 4979, page 944, said Register's Office.

3. All terms and provisions of the Charter of Harding House Association, Inc., of record in Corporate 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 for 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 Daniel May, his 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. BOOK 5094 PAGE 949

IN WITNESS WHEREOF, the parties have executed this instrument on this 26th day of November, 1976.

Allan Murphy GRANTOR

Josephine Murphy

Daniel May

Grantee(s)

80353

IDENTIF. REFERENCE

DEC 11 4 10 PM '76

FELIX [illegible] REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], 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 26th day of November, 1976.

Notary Public

My Commission Expires: 1-29-77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Michael S. Peek, a Notary Public in and for said County and State, the within named Daniel May, the bargainor(s), with whom I am personally acquainted, and who acknowledged that (he) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of December, 1976.

Michael S. Peek
Notary Public

My Commission Expires: March 10, 1979

DEC-8% CONV 54,700.00
DEC-8% S'TAX B* 142.22
DEC-8% PR'FEE B* .50
DEC-8% W'DEED B* 4.00 * 146.72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The acutal consideration or value, whichever is greater, for this transfer is $ 54,700.00

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 1976.

Michael S. Peek
Notary Public

My Commission Expires: March 10, 1979