File #2

WARRANTY DEED

BOOK 5246 PAGE 771

FROM JOHN G. O'HARA and wife, CAROLINE M. O'HARA

ADDRESS NEW OWNER(S) AS FOLLOWS:	FANNIE F. KANTOR
SEND TAX BILLS TO:	SAME Unit 310, Harding House Condominium Nashville, Tennessee
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37216
	MAP-PARCEL NOS: 103-12-A

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T
IDENTIF. REFERENCE

JAN 27 12 49 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF ....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ..54,700.00..... Affiant Fannie F. Kantor

SUBSCRIBED AND SWORN TO BEFORE ME THIS ...26th day of January, 1978

Thomas D. Gupton
NOTARY PUBLIC

DATE

My Commission Expires November 12, 1980

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by Fannie F. Kantor, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Fannie F. Kantor to assume and agree to pay the unpaid balance of a loan with Fidelity Federal Savings and Loan Association in the original principal amount of $41,200.00, secured by a deed of trust dated March 1, , 1975, of record in Book 4894, page 920, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

JOHN G. O'HARA and wife, CAROLINE M. O'HARA,
.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

FANNIE F. KANTOR, GRANTEE

HER
..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being a certain condominium in said County, described as follows:

UNIT No. 310 in a Horizonal Property Regime which is located on the Plan of Harding House Condominium, of record in Book 4675, page 60, Register's Office for said County, to which plan reference is hereby made for a more detailed description.

BEING the same property conveyed to John G. O'Hara and wife, Caroline M. O' Hara by deed from Allan Murphy and wife, Josephine E. Murphy, of record in Book 4894, page 917, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the Plan of record in Book 4675, page 60, said Register's Office, showing certain setback lines and easements, and the provisions of the Tennessee "Horizonal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated; and is subject to the By-laws for the administration thereof; also subject to easement rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assesments and other undertabings contained in the Master Deed Establishing a Horizonal Property Regime of Harding House Condominium, of record in Book 4675, page 60, Register's Office for Davidson County, Tennessee, and the By-laws of record in Book 4759, page 665, Register's Office for said County, and correction thereto in Book 4768, page 815, said Register's Office, and amendment in Book 4979, page 944, said Register's Office.

BOOK 5246 PAGE 772

unimproved ( )
This is improved (X) property, known as Unit No. 310, Harding House Condominium, Nashville, Tennessee
(Number, Street, City, State, Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE HER heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE that WE ARE lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE HER heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 26th day of JANUARY, 19 78

JOHN G. O'HARA

CAROLINE M. O'HARA

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

JOHN G. O'HARA and wife, CAROLINE M. O'HARA

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE (City, State)

this day of JANUARY 19 78

My Commission Expires Nov 12, 1980

Thomas D. Singleton
Notary Public

[AFFIX SEAL]

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

JAN 27 78 CONV 54,700.00
JAN 27 78 S'TAX B* 142.22
JAN 27 78 PR'FEE B* .50
JAN 27 78 W'DEED B* 4.00 * 146.72

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

[AFFIX SEAL]