STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3/4 PRICE.

Margaret A. Merrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF July, 19 89

William T. Berry
Notary Public

MY COMMISSION EXPIRES 05/20/92
(AFFIX SEAL)

73

BOOK 7901 PAGE 786

THIS INSTRUMENT WAS PREPARED BY		
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
MARGARET A. MERRICK	Metropolitan Federal Savings & Loan	
(NAME)	P. O. Box 1445 (NAME) Association	
441 Harding Place UNIT B-12		147-3-A-28 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37211	Nashville, TN 37202	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CARL E. SWANEY and wife, DOROTHY SWANEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET A. MERRICK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN

Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Unit B-12, of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of recrod in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit -A of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571 said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Carl E. Swaney and wife, Dorothy Swaney by deed from Harding Manor Associates, a joint venture of record in Book 6105, page 81, Register's Office for Davidson County, Tennessee.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Harding Place Condominium and Harding Place Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Harding Place Condominium Association Inc. in connection with Hardin Place Condominium. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessments and a power of sale to enforce the assessment lien.
A portion of the consideration herein is the assumption by the Grantee of a promissory note payable to HARDING MANOR ASSOCIATES, a joint venture in the original amount of $32,500.00 dated July 1, 1983 and the further assumption of the Deed of Trust securing the same at Book 6105, page 85, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 441 HARDING PLACE, UNIT B-12 Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey ti, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of July, 19 89

Margaret A. Merrick
Margaret A. Merrick
GRANTEE

Carl E. Swaney
Carl E. Swaney
GRANTOR

Dorothy Swaney
Dorothy Swaney
GRANTOR

TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Carl E. Swaney and wife, Dorothy Swaney and Margaret A. Merrick

the 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 Nashville, Tennessee, this 26th day of July 19 89

Commission expires 05/20/92

William D. Berry
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

CARL E. SWANEY and wife,

DOROTHY SWANEY

TO

MARGARET A. MERRICK

0409 07/31 0101 03CHECK 112.27

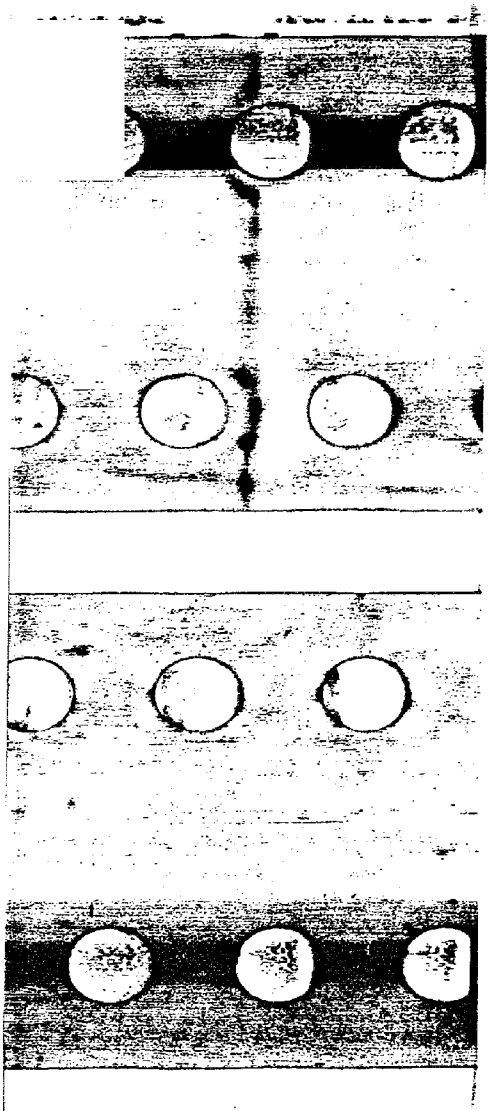
5.3.4.9.5.

IDENTIFICATION REFERENCE

Jul 31 11 44 AM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

PAID



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	31908.73
CON TX	105.27
PRFEE	1.00
WDEED	6.00
TOTAL	112.27
CHECK	112.27

07/31/89 01 11:46 0001 0409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3 4 9.5.

IDENTIFICATION REFERENCE

JUL 31 11 44 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234008