This instrument was prepared in the
office of Barksdale, Whalley, Leaver
Gilbert & Frank
SEVENTH FLOOR
Third National Bank Building
Nashville, Tennessee 37219

BOOK 4633 PAGE 332

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
P. ROBERT PHILP, et ux (NAME)	Same (NAME)	
406 West View Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	116-11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	90 pt

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by P. ROBERT PHILP and wife, KATHERINE H. PHILP, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, I, ARTHUR C. EARLS, JR., Executor and Trustee, pursuant to the Will of Eleanor Earls Bishop Connor, deceased, of record in Will Book 102, page 597, Office of the County Court Clerk of Davidson County, Tennessee, have this day bargained and sold and do hereby transfer and convey unto the said P. ROBERT PHILP and wife, KATHERINE H. PHILP, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the City of Belle Meade, being Lot No. 55 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at the intersection of West View Avenue and Royal Oaks Avenue and running thence southeasterly, with the easterly side of West View Avenue 483-1/2 feet to the northwest corner of Lot No. 56 on said plan; thence northeasterly with the line between said Lots Nos. 55 and 56, 285 feet to Royal Oaks Avenue; and thence northwesterly, with the southwesterly side of said Royal Oaks Avenue, 575 feet, more or less, to the beginning.

Being the same property conveyed to Eleanor Earls Bishop by deed from Wilson Summar and wife, Marie Summar of record in Book 3374, page 415, Register's Office for Davidson County, Tennessee; the said Eleanor Earls Bishop subsequently remarried, becoming Eleanor Earls Bishop Connor. Thereafter, the said Eleanor Earls Bishop Connor died testate, devising the subject property to Arthur C. Earls, Jr., Trustee, for the benefit of those named in her will of record in Will Book 102, page 597, Office of the County Court Clerk of said County. The foregoing will authorized and directed the executor, Arthur C. Earls, Jr., to sell any and all property, including the subject premises.

This is improved property known as 406 West View Avenue, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $50.00

Subscribed and sworn to before me, this the 31 day of Dec, 1972

Affiant

My commission expires 5-8-73

(Affix Seal)

Notary Public

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said P. ROBERT PHILP and wife, KATHERINE H. PHILP, their heirs and assigns forever.

I do further covenant that the estate of Eleanor Earls Bishop Connor 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 as follows:

1. Taxes for 1972, not yet due and payable.

2. Easement for water mains, etc., as set out in agreement with Belle Meade Company of record in Book 613, page 404, Register's Office for Davidson County, Tennessee.

3. Easement for water mains, etc., as set out in agreement with J. L. Webb Pipe Line Company, of record in Book 924, page 24, Register's Office for Davidson County, Tennessee.

I do in my capacity as executor and trustee, but no further or otherwise covenant and bind myself, and my representatives, to warrant and forever defend the title to said real estate to the said P. ROBERT PHILP and wife, KATHERINE H. PHILP, their heirs and assigns, against the claims of all persons.

WITNESS my hand this 25 day of August, 1972.

Arthur C. Earls Jr.

ARTHUR C. EARLS, JR., Executor and Trustee u/w of Eleanor Earls Bishop Connor, deceased.

T IDENTIF. REFERENCE

AUG 31 11 11 AM '72
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

B 7.3 9 8 4

AUG 31 72 CONV 50,000.00
AUG 31 72 S'TAX A* 130.00
AUG 31 72 R'FEE A* .50
AUG 31 72 M'DEED A* 4.00 * 134.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John D. Whalley, a Notary Public in and for said County and State, ARTHUR C. EARLS, JR., Executor and Trustee under the will of Eleanor Earls Bishop Connor, deceased, 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, Davidson County, Tennessee, this 25 day of August, 1972.

John D. Whalley
NOTARY PUBLIC

My commission expires:

5-28-73