BOOK 6040 PAGE 964

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

+ Sally C. McKay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 83

Notary Public

MY COMMISSION EXPIRES 11-17-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS AND ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles E. McKay, III (NAME)	Commerce Union Bank (NAME)	MAP 116-11
406 West View Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Real Estate Div. (STREET ADDRESS)	PARCEL 90
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	BM 2780

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, P. ROBERT PHILP and wife, KATHERINE H. PHILP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES ELFORD McKAY, III and wife, SALLY CLARDY McKAY

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:

LAND in Davidson County, Tennessee, being Lot No. 55 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County.

SAID Lot No. 55 fronts 575 feet, more or less, on the southwesterly margin of Royal Oaks Avenue, "Not Open", and extends back 285 feet, more or less, on the southerly line and 483.5 feet, more or less, on the westerly line along West View Avenue to a point of intersection.

BEING the same property conveyed to P. Robert Philp and wife, Katherine H. Philp by deed from Arthur C. Earls, Jr., Executor and Trustee, of record in Book 4633, page 352, Register's Office for Davidson County, Tennessee.

H 4 2 7 9 5

IDENTIF. REFERENCE

APR 20 9 54 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 406 West View Avenue, Nashville, Tennessee 37205
(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 it, 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 24th day of March, 19 83

P. Robert Philp

Katherine H. Philp

04/20 474 59 CHECK

1398

STATE OF ~~TENNESSEE~~ ILLINOIS
~~Davidson~~ County of ✓ St Clair

BOOK 6040 PAGE 965

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named P. Robert Philp and Katherine H. Philp

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 ✓ Belleville, ~~Tennessee~~ Illinois, this ✓ 24th day of March 19 83

Commission expires ✓ 2-29-84

✓ Charles Woodring
Notary Public (SEAL)

STATE OF TENNESSEE
Davidson County

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
P. Robert Philp and wife,

Katherine H. Philp

TO
Charles Elford McKay, III, et ux

Return to:
WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

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

BOOK 6040 PAGE 966

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			180000.00-	CO
			468.00	MO TX
			VD 468.00-	MO TX
			468.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 474.50-
			1398A04/20/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 2 7 9 5

IDENTIF. REFERENCE

APR 20 9 54 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 943090