27-B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Leslie A. Modena	First Tennessee Bank National Association	MAP and PARCEL
	Attn: Tax Dept.	119-14-339 and
3117 Kinross Avenue	P. O. Box 351	119-14-340
Nashville, TN 37211	Memphis, TN 38108	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James T. Taylor, Jr. and Mary E. Taylor, Co-Executors under the Last Will & Testament of Beatrice Taylor**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Leslie A. Modena, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot 2 of the plan of the Resubdivision of Lots 74, 75 & 76, Airdrie Subdivision "C" of record in Book 8250, Page 295, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING a portion of the same property conveyed to Lillian C. Taylor and Beatrice Taylor, both unmarried, by deed from James V. Tawzer and wife, Nellie Mae Tawzer of record in Book 2884, Page 123, Register's Office for Davidson County, Tennessee. The said Lillian C. Taylor predeceased Beatrice Taylor, and by the terms of her Last Will and Testament appearing of record in Book 93, Page 481, said Register's Office, devised her interest in said property to her daughter, Beatrice Taylor. The said Beatrice Taylor having since died testate on November 20, 1993, and by the terms of her Last Will and Testament appearing of record in Will Book 187, Page 650, (Docket Number 93P-1645) Probate Court Clerk's Office, Davidson County, Tennessee, directed her Co-Executors to sell said property.

Beatrice Taylor and Mary Beatrice Taylor being one and the same person.

This is property with a common address of 3117 Kinross Avenue, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 8250, Page 295, said Register's office and all matters therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $72,000.00

Affiant

Subscribed and sworn before me this 13th day of June, 1994.

Notary Public

My Commission Expires: 7/23/94

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **June, 1994**.

James T. Taylor Jr. CO-EXECUTOR

James T. Taylor, Jr.
Co-Executor under the Last Will & Testament of Beatrice Taylor

X Mary E Taylor Co-EXECUTOR

Mary E. Taylor
Co-Executor under the Last Will & Testament of Beatrice Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared **James T. Taylor, Jr. and Mary E. Taylor**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the Co-Executors of the Estate of Beatrice Taylor, the within named bargainor, and that they as such Co-Executors executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by themselves as Co-Executors.

Witness my hand and official seal at **Nashville,**, Tennessee, this **13th** day of **June, 1994.**

Notary Public
My Commission Expires:

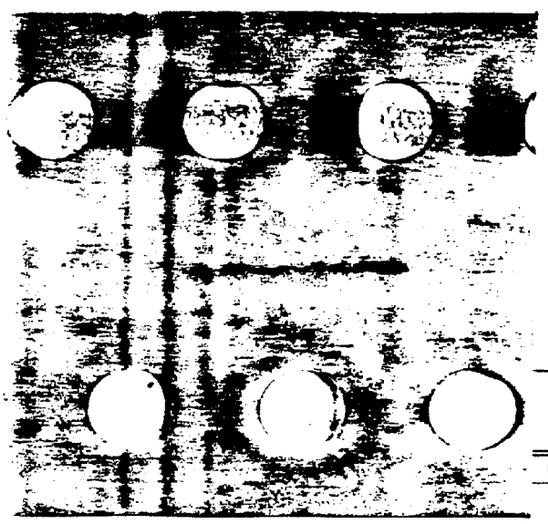
NOTARY PUBLIC AT LARGE

File No. 9406-217

61244
IDENTIF. REFERENCE

94 JUN 15 AM 10:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 03CHECK 275.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

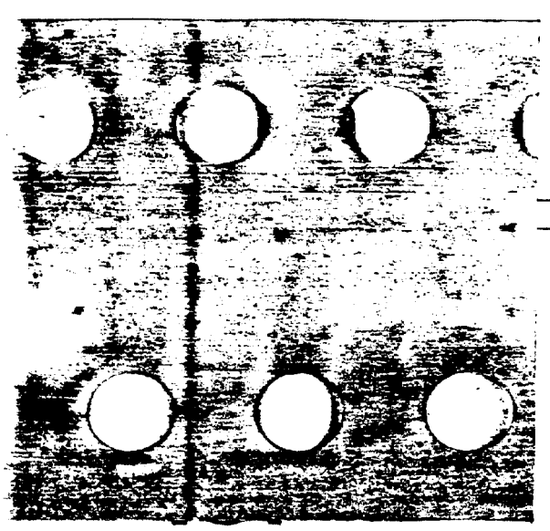
RECEIVED OF _____

FOR _____

BOOK 9378 PAGE 905

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	72000.00
CON TX	266.40
PRFEE	1.00
MTGFEE	8.00
TOTAL	275.40
CHECK	275.40

06/15/94 01 10:35 0001 6280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61244
IDENTIF. ↑ REFERENCE

94 JUN 15 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803024