Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #01-1775

Davidson County DEEDWARR
Recvd: 01/03/02 14:36 2pgs
Fees:13.00 Taxes:24.05
20020103-0001198

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William L. Taylor, Jr. Trustee of the William L. Taylor, Jr. Living Trust established by the Revocable Trust Agreement of William L. Taylor Jr., dated January 21, 1999,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wardell Vance,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description of said Lot.

Being the same property conveyed to the Grantor by Warranty Deed of record in Book 11575, page 981, RODC. The undersigned warrants that he has the authority under the above referenced Trust to sell, transfer and convey the subject premises.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is unimproved property, known as: 1714 Nassau Street, Nashville TN .

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of December, 2001

William L. Taylor, Jr. Trustee

William L. Taylor, Jr. Trustee

State of Tennessee)
County of Davidson)

On this 31st day of December, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William L. Taylor, Jr. the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH W. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 6,500.00.**

Affiant

Sworn and subscribed before me on this the 31st day of December, 2001.

Notary Public

My Commission Expires: 7-30-05

KENNETH W. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL
Wardell Vance	**OWNER**	**81-8-344**
3320 E. Lake Dr.		
Nashville, TN 37214		