THIS INSTRUMENT PREPARED BY:
**DAVID L. ADAMS, ATTORNEY**
ADAMS LAW FIRM
WEST COURTHOUSE SQUARE
POST OFFICE BOX 1188
LEWISBURG, TENNESSEE 37091

.10020:274

Based on information provided by the parties.

THIS DOCUMENT SHOULD BE FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE, IMMEDIATELY.

# WARRANTY DEED

**FROM: DIONNE WILSON McGARR ET VIR REGINALD McGARR**

**TO: ABNER M. TAYLOR, A SINGLE MAN**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, WE, the undersigned, **DIONNE WILSON McGARR ET VIR REGINALD McGARR**, have this day bargained and sold, and do, by these presents, transfer and convey unto **ABNER M. TAYLOR, A SINGLE MAN,** his heirs and assigns, all our right, title and interest in and to the following described realty located in the First (1st) Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

Being part of Lot 11 on the Plan of C. H. Waller's Subdivision, of record in Book 547, page 163, and also being known as Lot 11 and the south part of Lot No. 12 on the unrecorded plan of Myrtle Kirkpatrick's Re-Subdivision of Lots Nos 7 to 11 inclusive on said Waller's Subdivision together with the east part of Bradford Avenue closed, by instrument in Book 2443, page 571, Register's Office of Davidson County, Tennessee. Said property fronts 55 feet on the northerly side of Creighton Street, and extends back between lines, 188.7 feet of the westerly line and 187.25 feet on the easterly line to a dead line in the rear and measures 55 feet.

This being the same real estate conveyed of record in Book 8310, page 278, Register's Office of Davidson County, Tennessee.

For further identification purposes this being Map 83, Group 3, Parcel 6.

Subject to all lawful easements for rights of ways, roadways and utilities.

Dionne Wilson and Dionne Wilson McGarr is one and the same person.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, in fee-simple forever.

The Grantors COVENANT that they are lawfully seized and possessed of the granted realty; that they have a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that they will forever warrant and defend the title thereto unto the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS OUR HANDS this 17 day of April, 1996.

Dionne W. McGarr
**DIONNE WILSON McGARR**

BOOK 10020 PG 275

Reginald McGarr
**REGINALD McGARR**

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17 day of April, 1996, before me personally appeared **DIONNE WILSON McGARR AND REGINALD McGARR**, to me known to be the persons described in, and with whom I am personally acquainted, who executed the foregoing and attached instrument, and who acknowledged that they executed the same as their free act and deed.

My Commission Expires: 7-26-99

IN WITNESS WHEREOF, I hereunto affix my signature and official seal in the County and State aforesaid.

David L Adams
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned makes oath that the actual value or consideration of this transfer is **$43,000.00.**

Dionne W. McGarr
Affiant

Sworn to and subscribed before me this 17 day of April, 1996.

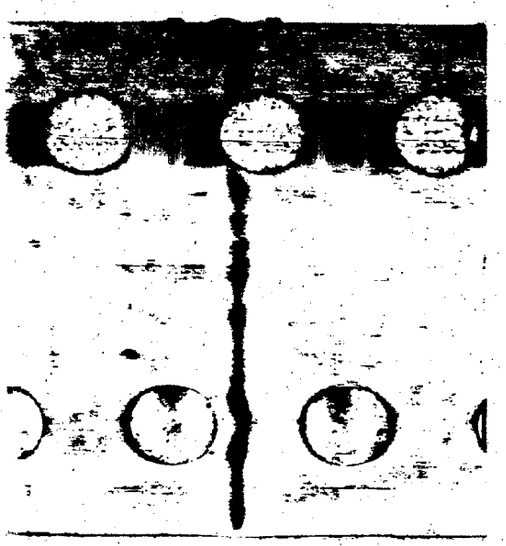
My Commission Expires:
7-26-99

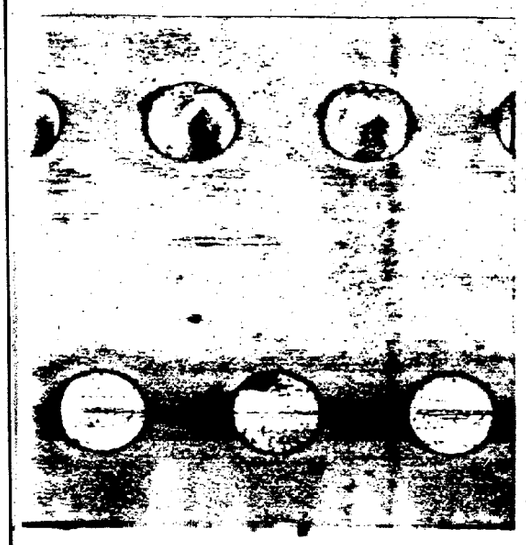
David L Adams
Notary Public

TAXES WILL BE PAID BY AND NEW OWNER:

Abner M. Taylor
127 Creighton
Nashville, TN. 37206

0172798
IDENTIFICATION REFERENCE





**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10020 PG 276

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

DEED 6500.00
[illegible] 139.50
PRFEE 1.00
ALEED 3.00
[illegible] 138.50
CHECK 138.50

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0172798
IDENTIF. # REFERENCE

96 AUG 18 PM 2:42
DAVIDSON COUNTY, TN.

No. 1022997