Mail
Buyer
Chas. C. Broaddus, Jr.
805 Riverview Dr
Nash. Tenn
Tax Bills - Same

Mgl. 91-8
Par. 231
PW

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 2,772.30.

C C Broaddus Jr
Affiant

Subscribed and sworn to before me, this 12th day of ~~January~~ Sept, 1971.

W. W. Williams
~~Notary Public~~ Mtg. Registrar

~~My Commission Expires:~~ _____

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

BOOK 4537 PAGE 757

KNOW ALL MEN BY THESE PRESENTS, that Harrison Mulligan and wife, Marie Mulligan, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, reserving unto themselves an estate for life and to the survivor of them so long as either may live, have bargained and sold and hereby convey and forever quitclaim unto Charles C. Broaddus, Jr., his heirs and assigns, forever, subject however to an estate for life therein expressly reserved to Harrison Mulligan and wife, Marie Mulligan, and to the survivor of said grantors, so long as either of them may live, all right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 32 on the Map of W. J. Myers Re-arrangement of Clifton Subdivision, of record in Book 1130, page 52, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point at the southeast intersection of 44th Avenue North and Albion Street at the northwest corner of said Lot No. 32; thence along the southerly margin of Albion Street eastwardly 52 feet to a point; thence at right angles in a southerly direction 91.4 feet to the right-of-way of N.C. & St. L. Railroad; thence with the easterly margin of said right-of-way northwestwardly 81.8 feet to the intersection of right-of-way and 44th Avenue North; thence along the easterly margin of 44th Avenue North 28.1 feet to the beginning.

Being the same property conveyed to Harrison Mulligan and wife, Marie Mulligan, by deed from J. M. Warren, et ux., of record in Book 1392, page 89, Register's Office for Davidson County, Tennessee.

This is improved property, known as 928 - 44th Avenue, North, Nashville, Tennessee 37209.

Said property is conveyed subject to the herein reserved life estate, such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS our hands this 15th day of January, 1971.

x Harrison Mulligan
Harrison Mulligan

x Marie Mulligan
Marie Mulligan

B30945

T
IDENTIF. REFERENCE

SEP 17 3 43 PM '71
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John T. Conners Sr., a Notary Public in and for said County and State, the within named Harrison Mulligan and wife, Marie Mulligan, the bargainors, 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 Nashville, Tennessee, this 15th day of January, 1971.

John T. Conners
Notary Public

My Commission Expires: 5-17-71

NOTARY PUBLIC DAVIDSON COUNTY

SEP 17 F	CONV	*2,770.30				
SEP 17 F	S'TAX		A*	7.28		
SEP 17 F	PR'FEE		A*	.50		
SEP 17 F	W'DEED		A*	4.00	*	11.78