BOOK 4695 PAGE 488

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Avous Frances Broadway	Avous Frances Broadway	Map 103-4
(NAME) 4109 Colorado Avenue	(NAME) 4109 Colorado Avenue	par 425
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Thousand ($20,000.00) and no/100 - - - *Dollars,* cash in hand paid by Martha Broadway, Nora ~~Leen~~ Jane Broadway and Avous Frances Broadway, the receipt of which is hereby acknowledged.

We, I. Arnold Dugan Sr. and wife Sallie G. Dugan *have this day bargained and sold, and do hereby transfer and convey unto the said* Martha Broadway and Nora ~~Leen~~ Jane Broadway, jointly for life with remainder to Avous Frances Broadway her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the westerly ½ of lot No. 24 West End Annex, as of record in book 332, page 61, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Colorado Ave. formerly 9th Street and runs back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to I. Arnold Dugan Sr. and wife Sallie G. Dugan by deed from Glenn Martin and wife, of record in book 3843, page 224, said Register's Office.

Taxes for the year 1973 are prorated and assumed by grantees.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 4TH day of April, 19 73

Affiant Avous Frances Broadway

My commission expires: 2-1-75 (Affix Seal)

Notary Public N B Cunningham

This is { unimproved / improved (X) } property, known as 4109 Colorado Ave. (House Number) Nashville, (Street) Tenn. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Martha Broadway and Nora ~~Leen~~ Jane Broadway, jointly for life with remainder to Avous Frances Broadway her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Martha Broadway and Nora ~~Leen~~ Jane Broadway, jointly for life with remainder to Avous Frances Broadway her, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 4TH *day of* April, 1973., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X I. Arnold Dugan Sr.

X Sallie G. Dugan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, I, Arnold Dugan Sr. and wife Sallie C. Dugan

the within named 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 Nashville, Tennessee this 4th day of April, 19 73

H B Duncan
Notary Public

Commission expires 2-1-75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____day of _____, 19_____

_____ Notary Public

Commission expires _____

APR-5	CONV	20,000.00			
APR-5	STAX		A*	52.00	
APR-5	PRFEE		A*	.50	
APR-5	WDEED		A*	4.00	* 56.50

WARRANTY DEED

FROM I, Arnold Dugan Sr., etux

TO Martha Broadway, etal

C 0 1 2 2 8

IDENTIF. REFERENCE

APR 5 2 01 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE