K 2332

**WARRANTY DEED** Form 1001 **Published by Tennessee Title Company**

**For and in consideration of the** ~~sum of~~ love and affection of my son, HENRY A. ~~DOLLARS~~ SIMONS, and as gift to him, I, MARY B.P. SIMONS, the wife of IRVING SIMONS, Deceased, residing at 104 Parkway West, City of Mt. Vernon, State of New York, as the sole devisee and legatee under the Last Will and Testament of IRVING SIMONS, Deceased, late of the County of Westchester, and which will was probated in the Surrogate's Court for Westchester County, New York, on the 21st day of November, 1951, and a certified copy of which Will is recorded in Will Book 65, page 255, in the Office of the County Court Clerk for Davidson County, Tennessee, and the probate of which is of record in Minute Book 132, page 170, of the County Court for Davidson County, Tennessee,

~~have bargained and sold~~ by these presents do transfer and convey unto the said HENRY A. SIMONS, 104 Parkway West, City of Mt. Vernon, State of New York, his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** Land in Davidson County, Tennessee, being the northerly 18.4 feet of the easterly 73 feet of lot No. 3 on the map of Mrs. P.J. Tinsley's Addition to Nashville, as of record in book 421, page 91, Register's Office for said County.

Said part of lot No. 3 is described as follows:

Beginning on the westerly margin of 21st Avenue, South, formerly Hillsboro Pike, at the corner of lots 2 and 3; thence with the line between said lots, Westwardly 73 feet to the east wall of Hillsboro Theatre; thence southwardly and parallel with the westerly margin of 21st Avenue, South, 18.4 feet to the center of a party wall thence with same, eastwardly 73 feet to the westerly margin of 21st Avenue, South; thence with same, northwardly 18.4 feet to the beginning. Said property being presently known as 1711 21st Avenue, South, Nashville, Tennessee.

Together with all the rights and privileges to party or adjoining walls, and all and singular, the things mentioned and referred to in the deed from M.A. Lightman, Trustee, and wife, Celia S. Lightman to S.A. Shore dated November 28, 1924, and recorded in Book 660, page 105, R.O.D.C. Tennessee, and in the agreement between M.A. Lightman, Trustee and S.A. Shore, recorded in Book 660, page 103, R.O.D.C., Tennessee, to which reference is herein made, and they are made a part hereof, as fully as though copied herein.

Together with and subject to the easements granted to Irving Simons, recorded in Book 861, pages 316 and 317, R.O.D.C., Tennessee.

Subject to existing leases and tenancies and to descriptions and covenants against nuisances, if any, of record.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** HENRY A. SIMONS, his **heirs and assigns, forever.**

**And** I **do covenant with the said** HENRY A. SIMONS, **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

**And** I **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** HENRY A. SIMONS, his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my hand this 9th day of November, 19 54.

Mary B. P. Simons

STATE OF NEW YORK
~~STATE OF TENNESSEE~~
~~Davidson County~~
COUNTY OF NEW YORK

**Personally appeared before me,** JACK ENTMACHER, **a Notary Public in and for said County and State, the within named** MARY B.P. SIMONS

the ~~Bargainor~~, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at New York, New York — ~~Tennessee~~, this 9th day of November, 19 54.

Commission expires

JACK ENTMACHER
Notary Public, State of New
No. 41-[illegible]
Qualified in [illegible] County
Term Expires [illegible]

Jack Entmacher
Notary Public

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