This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

MARY B. P. SIMONS

WIFE OF IRVING SIMONS, DECEASED

TO

H. GLEN HALL, TRUSTEE

For draftsman's use

THIS INSTRUMENT PREPARED BY HALL & HALL, COUNSELORS AT LAW, 1 CENTRAL AVENUE, TARRYTOWN, N.Y. 10591

BOOK 4775 PAGE 669

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. GLEN HALL, TRUSTEE (NAME)	FRANK G. MADDUX AGENCY (NAME)	104
Chappaqua Road, (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 15865 (STREET ADDRESS)	8
Briarcliff Manor, New York 10510 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 37215 (CITY) (STATE) (ZIP)	104

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 30,000.00 Mary B.P. Simons
Affiant Mary B.P. Simons

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 1973.

Notary Public [redacted] HALL
Notary Public, State of New York
No. 60 67 [redacted]
Qualified in Westchester County
Term Expires March 30, 1974

MY COMMISSION EXPIRES:

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.) Dollars and other good and valuable consideration DOLLARS

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 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.

~~bargained and sold~~ by these presents do transfer and convey unto the said H. GLEN HALL, TRUSTEE, under a Trust Agreement Dated June 19, 1973, of Chappaqua Road, Briarcliff Manor, New York, his successors ~~heirs and assigns~~, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: located in the City of Nashville at 1715 21st. Avenue, South

BEING part of lot #3 on the map of Mrs. P.J. Tinsley addition to Nashville, as of record in book 421, page 91, R.O.D.C. Tennessee. Said part of lot #3 is described as follows: Fronting 54 feet 3 1/2 inches on the Westerly side of Hillsboro Road and extending back between parallel lines 73 feet to a line and the rear or west line being parallel to the Hillsboro Road, and being the North East corner of these dimensions of lot #3, and being more particularly described: Beginning in the center of a party wall at a point 57 feet 8 1/2 inches Northerly from the intersection of Hillsboro Road and Carlton Avenue; extending thence Northerly with the Westerly margin of Hillsboro Road, 54 feet 3 1/2 inches to a point, it being the North East corner of said lot #3 on the map of Mrs. P.J. Tinsley's addition to Nashville; thence Westerly with the North line of said lot #3, 73 feet to a stone wall on the East wall of the Hillsboro Theatre; thence Southerly and parallel with the Hillsboro Road 54 feet 3 1/2 inches to the center of a party wall; thence Easterly 73 feet to the Hillsboro Road. To the point of beginning; and being the N.E. portion of these dimensions of said lot #3, which is part of the same property conveyed to S.A. Shore by deed of M.A. Lightman, Trustee and Celia S. Lightman, dated November 28th., 1924, as of record in book 660, page 105, R.O.D.C. Tennessee.

TOGETHER with all the rights and priviledges to party of 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 28th., 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 here made and they are made a part hereof as fully as though copied herein.

(SEE ATTACHED RIDER)

BOOK 4775 PAGE 670

WD-2

This is improved ( ) property, known as 1715 (House Number) 21st. Avenue, South (Street) P. O. Address: Nashville (City or Town) Tennessee (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. Glen Hall, Trustee, his successor heirs and assigns, forever.

And I do covenant with the said H. Glen Hall, Trustee 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 H. Glen Hall, Trustee, his successors heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of November, 1973

Mary B.P. Simons
MARY B. P. SIMONS

STATE OF NEW YORK
STATE OF TENNESSEE
COUNTY OF DAVIDSON
COUNTY OF NEW YORK

Personally appeared before me, Herbert V. A. Hall, 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 Mt. Vernon, New York

Tennessee, this 20th day of November, 1973

Herbert V. A. Hall, Notary Public

Herbert V. A. Hall

Commission expires

HERBERT V. A. HALL
NOTARY PUBLIC, State of New York
No. 60-6752400
Qualified in Westchester County
Term Expires March 30, 1974

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

RIDER TO DEED FROM MARY B.P. SIMONS TO
H. GLEN HALL, TRUSTEE

EXCEPTING therefrom the following portions of such property heretofore by Mary B.P. Simons conveyed to Henry A. Simons and Edward N. Simons respectively on November 9, 1954, described as follows:

1) The Northerly 18.4 feet of the Easterly 73 feet of lot #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 #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.

2) The Southerly 17.4 feet of the Northerly 35.8 feet of the Easterly 73 feet of lot #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, described as follows:

Beginning on the Westerly margin of 21st. Avenue, South, formerly Hillsboro Pike; 18.4 feet South of the corner of lots 2 and 3; thence Westwardly and with the center line of a party wall 73 feet to the East wall of Hillsboro Theatre; thence Southwardly and parallel with 21st. Avenue, South 17.4 feet to the center line of another party wall; thence with center line of same eastwardly 73 feet to the westerly margin of 21st. Avenue, South; thence with same, northwardly 17.4 feet to the beginning. Said property being presently known as 1713 21st. Avenue, South, Nashville, Tennessee.

336427

IDENTIF. REFERENCE

Dec 26 4 10 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC26	CONV	30,000.00			
DEC26	S'TAX		A*	78.00	
DEC26	PR'FEE		A*	.50	
DEC26	W'DEED		A*	6.00	* 84.50