Form No. WD-2

FROM
SETSUKO M. SIMONS

TO
HENRY A. SIMONS

For draftsman's use

Mail Q

This instrument was prepared by
Brown & Hall, Counselors at Law,
343 Manville Road, Pleasantville,
New York.

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
HENRY A. SIMONS (NAME)	FRANK G. MADDUX AGENCY (NAME)	MAP # 93
166 Lyons Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 15865 (STREET ADDRESS)	64
Scarsdale, New York, 10583 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 37215 (CITY) (STATE) (ZIP)	PARCEL 1

(FOR REGISTER'S USE)

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IDENTIF. REFERENCE

FEB 26 9 52 AM '75

FELIX Z. HILLSMAN II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF ~~TENNESSEE~~ } STATE OF NEW YORK
COUNTY OF ~~DAVIDSON~~ } COUNTY OF WESTCHESTER

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

$ 375.00

Affiant Setsuko M. Simons

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 19 75.

Notary Public

MY COMMISSION EXPIRES: March 30, 1976

(AFFIX SEAL)

H. GLEN HALL
Notary Public, State of New York
No. 60-6733930
Qualified in Westchester County
Term Expires March 30, 1976

NOTARY PUBLIC H. GLEN HALL WESTCHESTER CO.

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

I, SETSUKO M. SIMONS, residing at 166 Lyons Road, Scarsdale, New York, being the owner of record of a five per cent (5%) fractional share interest by virtue of a deed, dated January 24, 1974, as recorded in the Register's Office for Davidson County, Tennessee in Block 4798, Page 784, and a five per cent (5%) fractional share interest by virtue of an earlier deed, dated December 22, 1973, as recorded in the Register's Office for Davidson County, Tennessee in Book 4776, page 18, making a total fractional share interest of ten per cent (10%) therein.

~~have bargained and sold, and~~ by these presents do transfer and convey ~~unto the said~~ a ten per cent (10%) fractional share interest therein to HENRY A. SIMONS of 166 Lyons Road, Scarsdale, New York, 10583, his successors ~~heirs and assigns~~ a certain tract or parcel of land located in the City of Nashville, 324-326 Broadway, in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of lot no. 57 on the Map of the Original Town of Nashville, not of record, and described as follows:

Beginning at a point in the northeast intersection of Fourth Avenue North and Broad Street; thence with the margin of Fourth Avenue North, northerly 129 feet 11 inches to a point; thence easterly 40 feet to a point; thence southerly 5 feet 11 inches; thence easterly 6-1/2 inches to the west line of the property conveyed to James C. McFarland by deed of record in Book 1811, page 75, Register's Office for said County; thence along McFarland's west line southerly 124 feet to the north margin of Broad Street; thence with the margin of the same westerly 40 feet 6-1/2 inches to the beginning.

Said property was devised to Mary B.P. Simons by Will of Irving Simons, deceased of record in the Surrogate's Court of the County of Westchester, State of New York, a copy of which is of record in Book 4705, page 753, Register's Office for Davidson County, Tennessee.

SUBJECT to a first mortgage (deed of trust) of Security Federal Savings and Loan Association, dated May 25, 1973, in the principal amount of $50,000. on subject premises.

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~~Unimproved~~ XXXXXXXX } This is improved { } property, known as 324-326 Broadway (Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (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 Henry A. Simons, his successors 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 successors ~~heirs and assigns~~ against the lawful claims of all persons whomsoever.

Witness my hand this 9th. day of January, 19 75

Setsuko M. Simons
SETSUKO M. SIMONS

NEW YORK
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ } WESTCHESTER

Personally appeared before me, H. Glen Hall, a Notary Public in and for said County and State, the within named Setsuko M. 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 Scarsdale, New York Tennessee, this 9th day of January, 19 75

H. Glen Hall
Notary Public

Commission expires March 30, 1976

H. GLEN HALL
Notary Public, State of New York
No. 60-6735080
Qualified in Westchester County
Term Expires March 30, 1976

NOTARY PUBLIC ★ H. GLEN HALL ★ WESTCHESTER COUNTY

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 ~~COMM~~ ★ 375.00 self to be ..... of the

FEB26 S'TAX A★ 1.04
FEB26 FaFEE A★ 30
~~FEB26 MORTG~~ A★ 4.00 ★ 5.54

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 .....