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Form No. [illegible]

FROM

FRANCES ELLIOTT SIMONS

TO

EDWARD N. SIMONS

For draftsman's use

This instrument was prepared by Brown & Hall, Counselors at Law, 343 Manville Road, Pleasantville, New York, 10570.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
EDWARD N. SIMONS (NAME)	FRANK G. MADDUX AGENCY (NAME)	MAP # 93
956 Buckingham Circle, N.W. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 15865 (STREET ADDRESS)	64
Atlanta, Georgia, 30304 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 47215 (CITY) (STATE) (ZIP)	PARCEL 1

(FOR REGISTER'S USE)

691168

IDENTIF. REFERENCE

MAR 19 10 01 AM '75

FELIX A. MILLIN II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE } STATE OF GEORGIA
COUNTY OF DAVIDSON } COUNTY OF

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

$ 375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1975

Notary Public

MY COMMISSION EXPIRES: Notary Public, Georgia, State at Large My Commission Expires JUNE 9, 1976

(AFFIX SEAL)

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

FRANCES ELLIOTT SIMONS, residing at 956 Buckingham Circle, N.W., City of Atlanta, State of Georgia, 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 Book 4798, Page 706.

~~have bargained and sold,~~ by these presents do transfer and convey unto the said a 10 per cent (10%) fractional share interest therein to EDWARD N. SIMONS of 956 Buckingham Circle, N.W. Atlanta, Georgia, 30304, 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 324-326 Broadway,

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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~~XXXXXXXX~~ { } This is improved { } property, known as 324-326 Broadway, Nashville, Tennessee
(House Number) (Street) 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 Edward N. Simons, his successors ~~heirs and assigns~~, forever.

And I do covenant with the said Edward N. 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 Edward N. Simons, his successors ~~heirs and assigns~~ against the lawful claims of all persons whomsoever.

Witness hand this 31st day of January, 1975

Frances Elliott Simons
FRANCES ELLIOTT SIMONS

GEORGIA

STATE OF ~~TENNESSEE~~ }
~~COUNTY OF DAVIDSON~~ }
COUNTY OF

Personally appeared before me, Josephine B. Powell, a Notary Public in and for said County and State, the within named Frances Elliott 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 Atlanta, Georgia, Tennessee, this 31st day of January, 19 75

Josephine B. Powell, Notary Public.

Notary Public, Georgia, State at Large
My Commission Expires Aug. 9, 1976

Commission expires

NOTARY PUBLIC JOSEPHINE B. POWELL GEORGIA

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, MAR 1 9 10 CONV * 375.00, a Notary Public of the State and County aforesaid, personally appeared MAR 19 10 STAX A* 1.01, with whom I am personally acquainted, and who, upon oath, acknowledged MAR 19 10 PR FEE A* 50 himself to be MAR 19 10 RDEED A* 4.00 * 5.54 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 himself as

Witness my hand and seal, at office in

this day of, 19

Notary Public.

Commission expires