FROM

H. Glen Hall, Trustee

TO

Mary B.P. Simons
Wife of Irving Simons, Deceased.

For draftsman's use

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

BOOK 4954 PAGE 400

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mary B.P. Simons (NAME)	Frank G. Maddux Agency (NAME)	104
104 Parkway West (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 15865 (STREET ADDRESS)	8
Mt. Vernon, New York (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 37215 (CITY) (STATE) (ZIP)	104

(FOR REGISTER'S USE)

D 17083

IDENTIF. REFERENCE

Sep 25 9 03 AM '75

FELIX J. ... REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 30,000.

H. Glen Hall
Affiant H. Glen Hall

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 75

Herbert V. A. Hall
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC, State of New York
No. 60-6743100
Qualified in Westchester County
Term Expires March 30, 1976

For and in Consideration of the sum of Ten Dollars ($10.) DOLLARS

I. H. Glen Hall, the trustee of a certain trust given June 19, 1973 by Mary B.P. Simons with offices at 343 Manville Road in the Village of Pleasantville, the County of Westchester, The State of New York.

~~have bargained and~~ sold, and by these presents do transfer and convey unto the said Mary B.P. Simons, residing at 104 Parkway West, Mt. Vernon, New York, pursuant to agreement to cancel trust ~~dated April 10, 1975~~ her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

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.

(SEE ATTACHED RIDER)

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.

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:

1711

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.

SEP 25 75	CONV	30,000.00				
SEP 25 75	S'TAX		A*	78.00		
SEP 25 75	PR'FEE		A*	.50		
SEP 25 75	W'DEED		A*	6.00	*	84.50

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This is improved { } property, known as 1715 21st Avenue South 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 MARY B.P. SIMONS, her successors heirs and assigns, forever.

And I do covenant with the said MARY B.P. SIMONS that I, as Trustee, 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 successors and ~~heirs and~~ representatives, to warrant and forever defend the title to the said land to the said MARY B.P. SIMONS heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of August, 19 75

H. GLEN HALL

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Westchester

Personally appeared before me, Herbert V. A. Hall, a Notary Public in and for said County and State, the within named H. Glen Hall the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pleasantville, New York Tennessee, this 28th day of August, 19 75

HERBERT V. A. HALL, Notary Public.

Commission expires

HERBERT V. A. HALL
NOTARY PUBLIC, State of New York
No. 60-6734400
Qualified in Westchester County
Term Expires March 30, 19[illegible]

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