WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCES E. SIMONS (NAME:)	HENRY A. SIMONS (NAME:)	104
956 Buchingham Circle NW (STREET ADDRESS OR ROUTE NUMBER)	166 Lyons Road (STREET ADDRESS)	8
Atlanta, Georgia 30327 (CITY) (P. O. ZONE) (STATE)	Scarsdale, New York 10583 (CITY) (ZONE) (STATE)	104

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

..... *DOLLARS*

I, MARY B. P. SIMONS, residing at White Plains, New York

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MAIL EXTR.

FILED & REGISTERED
DAVIDSON COUNTY, TN
Nov 15 12 13 PM '84

IDENTIF. REFERENCE

I 6 3 7 6 9

.....*have bargained and sold and by these presents do transfer and convey unto*

the said FRANCES E. SIMONS, her

..... a twenty-five per cent (25%) of *heirs and assigns, a certain tract or parcel of*

land in Davidson *County, State of Tennessee, described as follows, to-wit:*

See attached Rider for Description

The premises is known as 1715 21st Avenue South, Nashville, Tennessee

Mary B. P. Simons

STATE OF ~~TENNESSEE~~ New York
COUNTY OF DAVIDSON ~~Westchester~~

The actual consideration or value whichever is greater, for this transfer is $ 10,000.

Subscribed and sworn to before me, this the 24th day of September 1984

MARY B. P. SIMONS

My commission expires:

Notary Public

HARRIET HALL
NOTARY PUBLIC, State of New York
No. 60-6733980
Qualified in Westchester County
Term Expires March 30, 1986

7238

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

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 *heirs and assigns, forever.*

And do *covenant with the said* MARY B. P. SIMONS *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And do *further covenant and bind* MARY B. P. SIMONS, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* FRANCES E. SIMONS her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness her *hand this* 20th *day of* September, *19*84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs. Mary B. P. Simons

MARY B. P. 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* 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 Chappaqua, New York, *Tennessee, this* ..... *day of* September 20, *19*84.

H. GLEN HALL
NOTARY PUBLIC, State of New York
No. 60-6733980
Qualified in Westchester County
Term Expires March 30, 19X.

H. Glen Hall, *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

WARRANTY DEED

FROM

MARY B. P. SIMONS

TO

FRANCES E. SIMONS

Prepared By

HALL & MURDOCK
144 King Street
Chappaqua
New York 10514

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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2) Real Estate of grantor in Nashville, Tennessee, located at 1715- 21st. Avenue South, and more fully described as follows:

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.

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.

(#)

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6426 PAGE 537

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			10000.00- CAMT.	
			26.00 CSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK	44.50-
			7439A11/15/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.6.3.7.6.5.

IDENTIF. REFERENCE

Nov 15 12 13 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0085466