FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 17 2 35 PM '86
IDENTIFICATION REFERENCE
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STATE OF GEORGIA:

FULTON COUNTY:

EXECUTOR'S DEED

BOOK 6920 PAGE 92

THIS INDENTURE made and entered into this 16th day of June, 1986, between FRANCES SEWELL ELLIOTT SIMONS, as Executrix of the Last Will and Testament of EDWARD NORTHMORE SIMONS, deceased, party of the first part, and and FRANCES SEWELL ELLIOTT SIMONS, the decedent's wife, party of the second part.

W I T N E S S E T H:

That said party of the first part, acting under and by virtue of the power and authority contained in the Last Will and Testament of the said Edward Northmore Simons, deceased, said Will having been probated in solemn form in the Probate Court of Fulton County, Georgia, and all debts of the estate having been paid or provided for, for and in consideration of $10.00 and other good and valuable consideration, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, the same 25% interest in the following described real property as was conveyed from Mary B.P. Simons to Edward N. Simons by Warranty Deed recorded at Deed Book 6426, page 525, Davidson County, Tennessee records:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TO HAVE AND TO HOLD the said tract of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, IN FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed or might have

been held, possessed and enjoyed by the said Edward Northmore Simons.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand under seal, the day and year first above written.

Signed, sealed and delivered this 16 day of June, 1986

FRANCES SEWELL ELLIOTT SIMONS
Executrix of the Estate of
EDWARD NORTHMORE SIMONS

Barbara J. Robson
Unofficial Witness

Frances Sewell Elliott Simons (SEAL)
FRANCES SEWELL ELLIOTT SIMONS

STATE OF GEORGIA:

COUNTY OF Fulton :

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Frances Sewell Elliott Simons to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed same as her free act and deed.

WITNESS my hand and notarial seal, at office this 16 day of June, 1986.

Susan L. Dale
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Sept. 24, 1989

My Commission expires:

(FOR RECORDING PURPOSES ONLY)

Mail Tax Bills to: Frances Sewell Elliott Simons
956 Buckingham Circle, N.W.
Atlanta, Georgia 30327

This Instrument Prepared by: Andrew C. Shovers, Esquire
Smith, Gambrell & Russell
2400 First Atlanta Tower
Atlanta, Georgia 30383

Transfer Tax -0- Deed by Executor to implement a testamentary device

Recording fee: 12.00

Total: 12.00

Return to: Alex W. Smith, Esquire
Smith, Gambrell & Russell
2400 First Atlanta Tower
Atlanta, Georgia 30383

To be assigned
Is

STATE OF GEORGIA

COUNTY OF Fulton :

The actual consideration or value, whichever is greater, for this transfer is $ 10,000.00.

Thomas Powell Elliott, Jr.
AFFIANT

Subscribed and sworn to before me, this the 16 day of June, 1986.

Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Sept. 24, 1989

My Commission Expires

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.

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