K 2095

FULL RELEASE

F. J. Wilson 27 Jones 1953
Book 1835 Page 1 J. H. Richardson

For and in Consideration of the sum of $29,000.00,

APPROVED
C. H. BRILEY, JR.
ATTORNEY

- - - - - TWENTY-NINE THOUSAND AND NO/100 - - - - - Dollars,

of which - - - - FOURTEEN THOUSAND FIVE HUNDRED AND NO/100 - - - Dollars,

has been paid in cash by Hermitage Homes, Inc., the grantee herein,

the receipt of which is hereby acknowledged, and for the remainder $14,500.00,

- - - - - FOURTEEN THOUSAND FIVE HUNDRED AND NO/100 - - - - - Dollars,

the said Hermitage Homes, Inc. has executed its two principal notes, of even ~~her~~ date herewith, for the sum of $7,250.00, each, payable to the grantor herein, the first due one year from date and the second one two years from date, with interest at 5% per annum, payable annually, - - - -

~~with interest from date,~~ and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, J. R. Coarsey, Trustee, by virtue of the power and authority vested in me by deed of record in Book 1974, page 404, Register's Office for Davidson County, Tennessee,

have this day bargained and sold, and do hereby transfer and convey unto the said

HERMITAGE HOMES, INC., a Tennessee corporation, its successors ~~and~~ and assigns,

certain real estate in Davidson County, Tennessee, as follows:

The first being composed of Lots Nos. 43, 44 and 45 on the Map of the Subdivision of the Lands of Hinchey Petway, deceased, as of record in Minute Book "I", page 442, in the Office of Chancery Court at Nashville, and the second tract being particularly shown as a tract on the Map of the Lands of R. D. Harris, deceased, by Plan of record in Plan Book 2, page 37, of the said Chancery Court, and described according to a map made by Cantrell, Connell & Morrison, Engineers, on September 11, 1952, as follows:

Beginning at a nail in the center line of Wheeler Avenue, which said nail is north 2° 40' east 25 feet from a concrete monument shown on the plan of Norma Heights Subdivision, of record in Book 1835, page 36, Register's Office for said County; thence with the center line of Wheeler Avenue, south 87° 25' east 217 feet to a point; thence south 2° 35' west 181.6 feet to a point; thence south 87° 25' east 982 feet; thence north 68° 41' east 115 feet; thence south 87° 25' east 340 feet; thence south 49° 09' east 70 feet to a point in the westerly right-of-way line of the N. C. & St. L. Railroad, as established by deed from J. R. Coarsey, Trustee, to said Railroad, of record in Book 2037, page 359, said Register's Office; thence along said railroad right-of-way South 40° 51' west 413.9 feet to a point, and continuing with said right-of-way, southwesterly, along a slight curve, 637 feet more or less to a point in the north line of the Welsh and Mays lands; thence with their north line, north 87° 23' west 994.6 feet to a cedar post in the line of said Norma Heights Subdivision; thence with the line of the same, north 2° 40' east 949.6 feet to the beginning, containing 25.73 acres, more or less.

Being part of the property conveyed to J. R. Coarsey, Trustee, by deed from Ellie May Wheeler, widow, of record in Book 1974, page 404, said Register's Office.

Together with an easement for public utilities, from the north line of the land hereinafter described, crossing a tract of approximately 8 acres now owned by J. R. Coarsey, Trustee, and crossing Wheeler Avenue, to the south line of the property formerly known as the Clark Gower Tract, now owned by Kimbrough-Phillips Company, which said easement for public utilities is located by mutual agreement between the grantor and grantee herein, as follows:

The center line of said easement beginning at the common corner of Lots Nos. 39 and 40, it being on the rear line of said lots, on the Plan of Glencoe Acres, Number 1, as of record in Book 1835, page 138, R. O. D. C., Tennessee; thence south 3° 25' east 230 feet more or less to a point; thence south 2° 35' west 135 feet to a point in the center of a street opposite the northwest corner of lot No. 37; on the unrecorded plan of Parma Heights, the margins of said 50-foot easement to run parallel to and 25 feet each side of the center line if measured at right angles thereto.

It is agreed by and between the grantor herein and grantee herein, that the grantee will develop said land hereinabove described, into a subdivision, and will provide streets, roads, water lines and other utilities for said subdivision, as required by the Davidson County Planning Commission, and when said street, water mains and other utilities have been placed on the land hereinabove described, and when the plan of the subdivision of said land has been approved by the Planning Commission and has been recorded in the Register's Office, it is agreed by and between the parties hereto that the grantor herein will release as many as 25 lots in the subdivision from the lien herein retained, without any additional payment on said debt for the release of said 25 lots.

It is further agreed that after said 25 lots have been released as above designated, the grantor will upon payment of $400.00 per lot, release additional lots from the lien herein retained.

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