K 2138

For and in Consideration of the sum of

TEN & 00/100 ($10.00) - Dollars,

~~of which~~ cash in hand paid by J. R. Coarsey and H. H. Richardson, and for ~~balance~~

~~the consideration recited in the note~~ other good and valuable considerations,

the receipt of which is hereby acknowledged, and for the remainder

FIFTY-ONE THOUSAND SIX HUNDRED FIFTY-FOUR & 00/100 ($51,654.00) - - - - - - - Dollars,

the said J. R. Coarsey and H. H. Richardson ha**ve**

executed their three joint promissory notes, bearing even date herewith, payable to the order of J. E. Richmond, as follows: One note for $17,218.00 payable on or before twelve months from date, One note for $17,218.00 payable on or before twenty-four months from date, and One note for $17,218.00 payable on or before thirty-six months from date, all of said notes bearing interest at the rate of 4-1/2 per cent per annum,

And it is understood and agreed that the grantors will make releases upon any lot or lots being sold by the grantees at any time requested upon the payment to the grantors of fifty (50%) per cent of the gross sale of said lot or lots,

~~all of said notes bearing six per cent 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, We, J. E. RICHMOND and wife, LULA BELL RICHMOND,

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

J. R. COARSEY AND H. H. RICHARDSON, their heirs and assigns,

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

Two tracts of land in the 3d Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by William A. Pitts, Surveyor, in December, 1947, as follows:

TRACT ONE - PARCEL "A": BEGINNING at the southeast intersection of Stewart's Ferry Pike and McCampbell Road, at an iron pin; thence with the margin of Stewart's Ferry Pike South 54° 51' East 568.29 feet to a point in the corner of the land of the lands of J. W. Charlton; thence along Charlton's West line South 19° 55' West 3066.19 feet to a monument; thence North 87° 41' West 408.8 feet to a corner stone in the line of the lands of S. H. Adkinson; thence with Adkinson's east line, North 2° 48' East 1008.41 feet to a point; thence North 86° 38' West 1038.7 feet to the East line of the Subdivision known as Donelson Heights, the plan of which is of record in Book 1424, page 35, Register's Office for said County; thence along the line of said Subdivision, North 3° 40' East 1041.60 feet to a monument in the South margin of McCampbell Road; thence with the margin of said Road as Follows: North 58° 37' East 913.16 feet to a point, and continuing with the margin of McCampbell Road, around a very slight curve, northeasterly 601.21 feet to a point in the margin of said road, and continuing with the margin of the same North 62° 25' East 682.44 feet to the beginning, containing 93.49 acres.

TRACT TWO - PARCEL "B": Beginning at the Southeast intersection of the right-of-way of the Tennessee Central Railroad and Stewart's Ferry Pike; thence with the margin of Stewart's Ferry Pike, South 54° 51' East, passing through U. S. G. S. Monument, Station 59-T, a total distance of 136.64 feet to an iron pin in the northwesterly corner of McCampbell Road; thence with the margin of said Road South 62° 25' West 656.67 feet, and continuing with the margin of the same southwesterly, around a slight curve, 604.53 feet, and continuing with the margin of said road, South 58° 37' West 878.07 feet to an iron pin in the margin of said road, a corner of the Subdivision known as Colonial Village, not of record; thence with the line of said Subdivision, North 3° 40' East 89.52 feet to an iron pin in the old North right-of-way line of the abandoned N. C. & St. L. Railroad right-of-way; thence with the margin of the same, North 58° 22' East 746.7 feet to an iron pin in the margin of the right-of-way of the N. C. & St. L. Railroad and in the south right-of-way line of the Tennessee Central Railroad right-of-way, and continuing with the Tennessee Central Railroad right-of-way as follows: North 58° 22' East 99.08 feet to an iron pin, northeasterly around a slight curve, 405.82 feet, to an iron pin, North 62° 16' East 455.13 feet to an iron pin, North 59° 14' East 66.61 feet to a cross mark on a rock, North 30° 46' West 25 feet to a cross mark on a rock, North 59° 14' East 127.4 feet to an iron pin, and continuing with the right-of-way of said railroad northeasterly, around a slight curve, 130.59 feet to the beginning, containing 3.84 acres more or less.

Being the same property conveyed to J. E. Richmond by deed from R. D. Stanford, Jr. and wife, of record in Book 1583, page 423, Register's Office for said County.

note #1 for $17,218.00 duly

To [illegible] Co

G 423