K 2453

WARRANTY DEED ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of ($26,400.00)

TWENTY-SIX THOUSAND FOUR HUNDRED AND NO/100- - - - - - - - - - - -DOLLARS

Paid and to be paid as follows: Five thousand two Hundred eighty ($5,280.00) and no/100 Dollars cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder Consolidated Developments, Inc., a Tennessee Corporation, assumes and agrees to pay the balance of Twenty-one thousand one hundred twenty ($21,120.00) and no/100 dollars of an original indebtedness of $21,120.00, secured by Installment Deed executed by Lula Jordan Lanier to Thomas C. Summers, Trustee dated August 29, 1955, filed August 29, 1955, and recorded in Book 2447, Page 386, Register's Office of Davidson County, Tennessee, payable in three annual installments of $7,040.00 each, with interest annually at the rate of 4% per annum, the first installment falling due on or before one year from August 29, 1955 and others annually thereafter until all are paid.

I, Thomas C. Summers, Trustee, with full power in said Trustee to sell, mortgage, transfer and convey land, without the joinder of any beneficiary have bargained and sold, and by these presents do transfer and convey unto the said

CONSOLIDATED DEVELOPMENTS, INC., a Tennessee Corporation,

its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 8th, formerly the 12th, Civil District of said County, described according to a survey made by Z. J. Wilkinson, Surveyor, August 10, 1955 as follows: Beginning at an iron pin in a rock wall in the line between the H. E. Winkler tract and the original Lanier tract, being 248.1 feet northwardly from the northerly margin of Charlotte Road at the southwest terminus of a 20-foot alley as shown on the plan of Westboro Subdivision, Section 1, as of record in book 1424, page 18, Register's Office for said County; thence with the line between the said Winkler and Lanier tracts, as follows: North 57° 45' west 1665 feet to a 20-inch walnut in fence corner, north 2° 30' east 897 feet to an iron pin, and north 19° 34' west 450.7 feet to a concrete monument in the southwest corner of lot No. 118 on the plan of Westboro Subdivision, Section 2, as of record in book 1424, page 60, said Register's Office; thence with the southwesterly line of lots Nos. 112 through 118 on said Westboro Subdivision, Section 2, south 63° 06' east 526.4 feet to an iron pin on the northwesterly margin of Bruce Drive; thence crossing said Drive, south 20° 11' east 87.95 feet to a point on the southeasterly margin of said Drive at the northwest corner of the property conveyed to Fluncy Pearce and wife, by deed from Lula Jordan Lanier, of record in Book 1678, page 111, said Register's Office; thence with the southeasterly margin of said Drive and the northwest boundary line of said Pearce's property in a southwesterly direction 40.1 feet to said Pearce's southwest corner; thence with said Pearce's southern boundary line, south 73° 30' east 179.02 feet, more or less, to a point in the southwesterly line of lot No. 68 on said plan of Westboro Subdivision, Section 2; thence with the southwesterly line of Lot No. 68 and lots Nos. 63 through 67 on said plan, south 17° 51' east 527.21 feet to a concrete monument at the corner of lots Nos.

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