K 2645

FOR AND IN CONSIDERATION of the sum of TWENTY-SIX THOUSAND SEVEN HUNDRED & 00/100 ($26,700.00) DOLLARS cash in hand paid by the Davidson County Board of Education, the receipt of which is hereby acknowledged, we, HERMAN McCALLUM AND WIFE, JUANDA McCALLUM, have bargained and sold, and by these presents do transfer and convey unto the said DAVIDSON COUNTY BOARD OF EDUCATION, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 3d Civil District of Davidson County, Tennessee, in the general area of Sunset View Subdivision, and described according to a copy of a survey thereof made December 26, 1956, by J. R. Wauford & Co., Engineers, as follows:

BEGINNING at a concrete monument in the North margin of Wilford Drive near the intersection of Donna Drive; thence westerly around a curve having a radius of 20 feet, a distance of 30.47 feet to a concrete monument in the easterly margin of Donna Drive; thence with the margin of said Drive northwesterly around a curve, having a radius of 525 feet, a distance of 305.02 feet to a concrete monument, and continuing with the margin of said Drive North 72° 34' West 163 feet to a conctete monument; thence leaving said Drive North 17° 26' East 445 feet to a concrete monument, North 59° 07' East, passing the terminus of a proposed 10-foot walkway to Melborne Drive, and along the proposed south line of Lots Nos. 279 and 277 of Sunset View Subdivision, a distance of 504.8 feet to a point; thence South 28° 45' East 670 feet to a concrete monument which is 320 feet west of the west margin of McGavock Pike, as measured at right angles to said Pike; thence South 67° 10' West 167.5 feet to a concrete monument, South 0° 42' East 155 feet to a concrete monument in the North margin of Wilford Drive; thence with the margin of said Drive, southwesterly around a curve, having a radius of 553.11 feet, a distance of 323.85 feet to the point of beginning, containing 10.68 acres more or less.

Being part of the property conveyed to Herman McCallum and wife, Juanda McCallum, by deed from Geo. I. Waddey, Jr. et al, of record in Book 2449, page 38, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Davidson County Board of Education, its successors and assigns, forever.

And we do covenant with the said Davidson County Board of Education that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And we, Herman McCallum and wife, Juanda McCallum, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Davidson County Board of Education, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of February, 1957.

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