K 2956

FOR AND IN CONSIDERATION of the sum of TWENTY-FIVE THOUSAND ($25,000) DOLLARS of which amount TEN THOUSAND ($10,000) DOLLARS has been paid in cash to E. G. Vester and wife, Lucy Vester, by Carl Tinsley and Miller Tinsley, the receipt of which is hereby acknowledged, and for the remainder, FIFTEEN THOUSAND ($15,000) DOLLARS, the said Carl Tinsley and Miller Tinsley have executed and delivered to E. G. Vester and wife, Lucy Vester, their one certain promissory note of hand of even date herewith, due on or before One Hundred Fifty (150) days after date, said note bearing 6% interest after maturity, and providing for payment of attorneys' fees, and to secure the payment of said note, principal and interest, and attorneys' fees, a lien is expressly retained on the land herein conveyed, but this said lien being expressly subject to and subordinate to a first mortgage lien to be created at the time that this conveyance takes effect and to be in the amount of TEN THOUSAND ($10,000) DOLLARS secured by Deed of Trust to be executed by said Carl Tinsley and Miller Tinsley to secure to First Federal Savings & Loan Association of Nashville, Tennessee, a first mortgage in the amount of TEN THOUSAND ($10,000) DOLLARS, We, E. G. Vester and wife, Lucy Vester, have this day bargained and sold, and do hereby transfer and convey unto the said Carl Tinsley and Miller Tinsley, their heirs and assigns, two (2) certain parcels or tracts of real property located in Davidson County, Tennessee, described as follows:

TRACT NO. I:

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey (unrecorded) made by George W. Watkins, Surveyor, June 29, 1959, as follows:

Beginning at an iron pin on the South side of State Highway No. 112, now known as Clarksville Pike or Highway, same being John Carney's SW corner and being the SE corner of the tract of land herein conveyed; thence with Carney's westerly line crossing Highway No. 112, North 13 degrees E 905 feet to a stump in Wineberg's southerly line; thence with said line North 76 degrees W 165 feet to a post; thence North 8 degrees W, along a fence, 334 feet to a post and corner; thence North 8 degrees E 142 feet to a post in Frank Dickerson's southerly line; thence with Dickerson's southerly line North 69 degrees W 580 feet to a fence corner, Sarah Dickerson's SE corner; thence with her southerly line North 81 degrees W 469 feet to a post, Felix Dickerson's corner; thence with said Dickerson's line South 35 degrees W 264 feet to a post; thence South 64 degrees W 300 feet to an iron pin and post, Sidney Carney's easterly line; thence with said line and Carl Carney's easterly line South 2 degrees W 345 feet to the center of Highway No. 112; thence with the center of said Highway South 54 degrees 40 minutes E 661.3 feet to a point in the Carney heirs' line; thence along the Carney heirs' line as follows: North 83 degrees E 125 feet to an iron pin; thence South 29 degrees 45 minutes E 95 feet to a point in the center of an old asphalt road; thence along the center of said road South 63 degrees E 264 feet to an iron pin; thence South 45 degrees E 99 feet to an iron pin; thence South 32 degrees E 132 feet to a point in the center of Highway No. 112; thence continuing across the Highway South 42 degrees E 132 feet to an iron pin; thence South 60 degrees E 264 feet to the point of beginning, containing 35.48 acres, more or less.

Premises were conveyed to E. G. Vester and wife, Lucy Vester, by deed from Margaret E. Lasater, of record in Book 1635, page 143, Register's Office for said County.

7 Mar. 1960

PG 53