

Property Description Grundy County

As described according to a survey prepared by Northcutt and Associates Land Surveying, Inc. as Job No. 19C-042. dated February 26, 2019, as follows: BEGINNING at a 1 / 2-inch capped rebar set at the intersection of the north margin of N Johnson Road and the east margin of Highway 108, being the southwest corner of the property herein described; thence proceeding along the east margin of Highway 108, the following calls: thence N 41°18'04" W, 1426.99 ft.; thence with a curve turning to the right with a delta angle of 51°38'29", a radius of 977.51 ft., an arc length of 881.04 ft., a chord bearing of N 15°28'49" W, and a chord length of 851.52 ft.; thence N 10°20'25" E, 179.89 ft; thence leaving the margin of said road and proceeding around Elledge, the following calls: thence S 84°15'28" E, passing through a capped rebar found on line at 2.82 ft., for a total of 683.32 ft. to a wood fence corner post; thence N 04°43'01" E, 466.75 ft. to a rebar found at wood fence post; thence N 04°28'04" E, 613.71 ft. to a wood fence post in the south line of Hancock, the northeast corner of Elledge; thence proceeding along the south line of Hancock, the following calls: thence S Being a tract of land lying In the 1st Civil District of Grundy County, Tennessee, generally bounded on the west by Highway 108 (60-ft. R/W), Elledge (Book 1097, pg. 498), and Elledge (Book 123, pg. 504), on the north by Hancock (Book 82, pg. 655), on the east by McCulloch (Book 1036, pg. 295) and N Hobbs Road, on the east and the south by Crooks (Book 140, pg. 755), and on the south by Myers (Book 133, pg. 633), Johnson (Book 59, pg. 308), and N Johnson Road (15-ft. R/W), and being more particularly described as follows: 86°22'21" E, 1120.19 ft. to a wood fence post; thence S 86°35'35" E, passing through al/ 2-inch rebar set on line on the west bank of creek at 886.82 ft., for a total of 910.64 ft. to a point in the center of Hickory Creek; thence crossing said creek, N 88°26'14" E, 28.97 ft. to a 12-inch oak fence corner on east bank of creek; thence N 48°52'30" E, 55.13 ft. to a wood fence corner post; thence S 66°46'56" E, 28.13 ft. to a 16-Inch hackberry; thence S 87°05'56" E, 64.13 ft. to a wood fence post; thence N 86°49'48" E, 41.27 ft. to an 18-inch oak; thence S 88°01'35" E, 44.97 ft. to a cedar snag; thence N 69°22'33" E, 113.56 ft. to a wood fence post; thence N 61°55'09" E, 57.96 ft. to a wood fence corner post; thence S 07°50'01" E, 91.30 ft. to a wood fence post; thence S 01°51'59" E, 59.45 ft. to a wood fence post; thence S 03°36'21" E, passing through a rebar found at red metal fence post on line at 50.12 ft., for a total of 52.67 ft. to a point in the center of a drain in the north line of McCulloch; thence proceeding along the center of drain and north line of McCulloch, the following calls: thence S 88°48'16" W, 60.63 ft.; thence N 86°33'46" W, 48.46 ft. to a point in the intersection of said drain and Hickory Creek; thence along the west line of McCulloch and center of said creek, the following calls: thence S 09°40'24" W, 85.61 ft.; thence S 26°12'08" W, 143.90 ft.; thence S 26°56'08" W, 62.36 ft.; thence S 30°41'16" W, 110.54 ft.; thence S 26°34'56" W, 54.84 ft.; thence S 08°04'04" W, 93.65 ft.; thence S 11°00'30" E, 86.89 ft; thence S 58°44'37" E, 24.47 ft.; thence S 74°59'31" E, 71.59 ft.; thence S 48°48'48" E, 82.71 ft; thence S 54°38'39" E, 61.78 ft; thence S 71°51'58" E, 98.95 ft.; thence N 68°46'03" E, 98.65 ft.; thence N 63°18'18" E, 80.70 ft.; thence N 77°28'18" E, 90.04 ft.; thence S 49°31'51" E, 79.90 ft.; thence leaving the centerline of said creek and continuing along the south line of McCulloch, the following calls: thence S 83°42'36" E, passing through a 1 / 2-inch capped rebar set 34.93 ft., for a total of 94.81 ft. to a 1 / 2-inch capped rebar set; thence S 83°42'36" E, 103.32 ft. to a 1 / 2-inch capped rebar set; thence S 83°41'05" E, 143.25 ft. to a 1 / 2-inch capped rebar set; thence S 83°50'35" E, 181.49 ft. to a 1 / 2-inch

capped rebar set; thence N 85°11'36" E, 45.71 ft. to a point in the centerline of an old road; thence proceeding along the centerline of said old road, the following calls: thence S 84°26'19" E, 218.46 ft.; thence S 82°07'26" E, 136.84 ft.; thence S 80°41'29" E, 86.65 ft. to a point, the northwest corner of Crooks; thence leaving the margin of said road, and proceeding around Crooks, the following calls: thence S 22°45'59" E, 25.20 ft. to a 1 / 2-inch capped rebar set at 18-inch oak; thence S 04°21'57" E, 23.96 ft. to a 4-inch cedar; thence S 25°43'00" E, 201.94 ft. to a wood fence post; thence S 25°58'35" E, 280.97 ft. to a 24-inch cherry; thence S 23°38'55" E, 138.53 ft. to a metal fence post; thence S 26°31'34" E, 319.95 ft. to a cut-off metal fence post; thence S 24°02'22" E, Tract 2: Record Book 1138 Page 340 Being a tract of land lying in the 1st Civil District of Grundy County, Tennessee, generally bounded on the east by Highway 108 (60-ft. R/W) and Johnson Road, on the south by Hennessee (Book 1051, pg. 241) and Fred Lusk Road, on the west by Wilkerson (Book 1031, pg. 685), Forest (Book 273, pg. 928), and on the north by Wilson (Book 135, pg. 642), and being more particularly described as follows: capped rebar set at the northwesterly corner of the northerly terminus of said road; thence proceeding along the north margin of said road, the following calls: thence S 09°40'36" W, 115.63 ft.; thence with a curve turning to the right with a delta angle of 87°19'21", a radius of 44.89 ft., an arc length of 68.42 ft., a chord bearing of S 53°20'17" W, and a chord length of 61.99 ft.; thence N 83°00'03" W, 53.43 ft.; thence N 78°31'56" W, 128.23 ft.; thence with a curve turning to the left with a delta angle of 20°31'01", a radius of 698.18 ft., an arc length of 250.01 ft, a chord bearing of N 88°47'26" W, and a chord length of 248.67 ft.; thence S 80°57'03" W, 63.89 ft.; thence with a curve turning to the left with a delta angle of 28°41'31", a radius of 496.26 ft, an arc length of 248.51 ft., a chord bearing of S 66°36'18" W, and a chord length of 245.92 ft.; thence S 52°15'32" W, 13.26 ft. to a 1 / 2-inch capped rebar set in the east line of Johnson; thence leaving said road and proceeding around Johnson, the following calls: thence N 10°04'22" W, 5.49 ft. to a wood fence post; thence N 08°42'52" W, 205.29 ft. to a rebar found at wood fence post; thence N 81°14'18" W, 466.28 ft. to a wood fence post; thence N 82°42'59" W, 92.55 ft. to an axle found at wood fence post; thence S 17°22'13" W, 413.88 ft. to a wood fence post; thence S 10°17'18" W, passing through a rebar found at 364.15 ft., for a total of 370.71 ft. to a point in the north margin of N Johnson Road; thence proceeding along the margin of said road, S 41°18'12" W, 251.50 ft. to THE POINT OF BEGINNING, containing 254.51 acres. 365.80 ft. to a 14-inch oak; thence S 10°18'33" E, 110.79 ft. to a 1 / 2-inch capped rebar set @ 48-inch elm; thence N 64°07'48" W, 72.76 ft. to a fence intersection at 28-inch maple; thence N 89°55'46" W, 150.21 ft. to a metal fence post on the northeast bank of Hickory Creek; thence S 09°06'03" W, 31.88 ft. to a point in the center of said creek; thence proceeding along the centerline of said creek, the following calls: thence S 72°17'17" E, 14.96 ft.; thence S 17°36'29" E, 65.92 ft.; thence N 82°12'20" E, 86.07 ft.; thence S 77°20'47" E, 36.25 ft.; thence S 32°09'26" E, 82.88 ft.; thence S 08°43'45" W, 36.88 ft.; thence S 17°01'01" W, 73.96 ft.; thence S 21°13'56" W, 40.68 ft.; thence S 49°19'53" W, 42.74 ft.; thence S 15°28'20" W, 144.73 ft; thence S 16°05'24" W, 80.48 ft.; thence S 16°10'14" W, 156.06 ft.; thence leaving the centerline of said creek and continuing around Crooks, the following calls: thence N 73°49'46" W, 25.29 ft. to a 1 / 2-inch capped rebar set at 16-inch hickory on the west bank of creek; thence S 70°03'14" W, 63.12 ft. to an 18-inch hickory; thence S 24°56'37" W, 23.88 ft. to a rebar found at 18-inch hackberry; thence S 84°04'52" W, 155.76 ft. to a wood fence post; thence S 86°29'36" W, 476.77 ft. to a metal fence post; thence S 86°04'08" W, 245.15 ft. to a metal fence post; thence S

87°50'15" W, 269.56 ft. to a 32- inch gum fence corner; thence N 15°27'22" W, 161.46 ft. to a 30-inch gum fence corner; thence S 79°57'27" W, 109.54 ft. to a 30-inch oak; thence S 72°38'11" W, 65.65 ft. to a wood fence post; thence S 78°04'36" W, 501.54 ft. to a wood fence post; thence S 78°01'20" W, 781.34 ft. to a planted stone found at wood fence post, the southeast corner of Johnson; thence leaving the Crooks line and proceeding along the east line of Johnson, the following calls: thence N 08°42'26" W, 481.74 ft. to a wood fence post; thence N 09°04'31" W, 397.37 ft. to a wood fence post; thence N 10°04'22" W, 8.21 ft. to a 1 / 2-inch capped rebar set in the south margin of N Johnson Road; thence proceeding along the south margin of said road, the following calls: thence N 52°15'32" E, 21.12 ft.; thence with a curve turning to the right with a delta angle of 28°41'31", a radius of 481.26 ft., an arc length of 241.00 ft., a chord bearing of N 66°36'18" E, and a chord length of 238.49 ft.; thence N 80°57'03" E, 63.89 ft.; thence with a curve turning to the right with a delta angle of 20°31'01", a radius of 683.18 ft., an arc length of 244.64 ft., a chord bearing of S 88°47'26" E, and a chord length of 243.33 ft.; thence S 78°31'56" E, 128.81 ft.; thence S 83°00'03" E, 54.01 ft.; thence with a curve turning to the left with a delta angle of 87°19'21", a radius of 59.89 ft., an arc length of 91.28 ft., a chord bearing of N 53°20'17" E, and a chord length of 82.70 ft.; thence N 09°40'36" E, 115.63 ft. to a 1 / 2-inch capped rebar set at the northeast corner of the northerly terminus of said road; thence along the northerly terminus of said road, N 80°19'24" W, 15.00 ft. to a 1 / 2-inch Map 015, Parcel Nos. 01 1.02, 014.00, 017.00 and 018.00