

WITNESSETH:

For the consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Located in the First Civil District of Maury County, Tennessee, bounded on the west by Leipers Creek Road and Leipers Creek, north by Jerry S. Gardner as of record in Deed Book 649, Page 407, east by Carl Harris Sellers as of record in Deed Book 603, Page 591, J.W. Shouse as of record in Deed Book 413, Page 116, Wm. Glen Hutcherson as of record in Deed Book 523, Page 534, George Dallas Hutcherson as of record in Deed Book 523, Page 537, and south by Bobby Lee Potts as of record in Deed Book 681, Page 205, Henry W. Wayde as of record in Deed Book 655, Page 76, Oscar Ragsdale as of record in Deed Book 671, Page 734, Henry Harris Bratton as of record in Deed Book 765, Page 189, and being more particularly described as follows:

Beginning at a point in the center of Leipers Creek Road, the northwest corner of the herein described tract; thence leaving said road with Jerry S. Gardner as of record in deed Book 649, Page 407 N 65°-54' E 15.80 feet to an iron pin; thence with same N 67° 11' E 134.20 feet to a point in the center of Leipers Creek; thence with and Carl Harris Sellers as of record in Deed Book 603, Page 5, following an agreed line S 54° 25' W 50.32 feet to an iron pin; thence with same S 62° 54' E 330.00 feet to an iron pin; thence with same S 7° 39' E 343.86 feet to an iron pin; thence with same S 14° 24' E 66.00 feet to an iron pin; thence with same S 43° 36' W 80.52 feet to a point in the creek; thence with same S 0° 51' W 92.32 feet to a point in the creek; thence with same S 86° 04' E 306.13 feet to an iron pin; thence with same S 73° 09' E 132.00 feet to an iron pin; thence with same S 26° 54' E 120.78 feet to an iron pin; thence with same S 45° 54' E 165.00 feet to a point in Holmes Branch, thence with same S 3° 06' W 132.00 feet to an iron pin; thence with same S 45° 32' W 194.64 feet to a point in the center of Leipers Creek; thence with same S 4° 27' W 155.00 feet to a point in the center of Leipers Creek; thence with same S 33° 41' W 104.00 feet to a point in the center of Leipers Creek; thence with same S 20° 38' E 330.00 feet to a point in the center of Leipers Creek; thence leaving said creek with Sellers N 55° 08' E passing a sycamore at 30 feet and in all 274.00 feet to a post oak; thence with same S 71° 05' E 76.86 feet to a hickory; thence with same N 68° 26' E 235.70 feet to a 15 inch cedar; thence with same N 72° 58' E 678.91 feet to a 15 inch hickory; thence with same N 54° 32' E 349.45 feet to a

black oak; thence with J.W. Shouse as of record in Deed Book 413, Page 116, S 10° 49' E 249.86 feet to a black oak; thence with Wm. Glenn Hutcherson as of record in Deed Book 523, Page 534, S 4° 58' E 731.34 feet to a cedar post; thence with same S 52° 52' W 249.43 feet to a hackberry; thence with same S 13° 10' W 118.09 feet to a cedar post; thence with same S 10° 23' E 115.18 feet to an iron pin; thence with George Dallas Hutcherson as of record in Deed Book 523, Page 537, S 4° 29' W 509.49 feet to an iron pin; thence with Bobby Lee Potts as of record in Deed Book 681, Page 205, S 57° 14' W 735.83 feet to a cedar stump; thence with same N 31° 34' W 187.61 feet to an iron pin; thence with same S 49° 38' W 264.93 feet to an iron pin; thence with same S 49° 06' W 307.51 feet to an iron pin; thence with same S 59° 03' W 214.89 feet to an iron pin; thence with same S 45° 23' W 142.34 feet to an iron pin; thence with same S 65° 20' W 344.98 feet to an iron pin; thence with same S 61° 22' W passing an iron pin at 40 feet and in all 70.00 feet to a point in the center of Leipers Creek; thence with center of said creek N 15° 22' E 150.00 feet to a point; thence with same N 10° 04' W 285.00 feet to a point; thence with same N 21° 33' W 160.00 feet to a point; thence with same N 0° 50' E 430.00 feet to a point; thence with same N 7° 30' W 320.00 feet to a point; thence with same N 10° 30' W 173.80 feet to a point; thence leaving said creek with William C. Brown as of record in Deed Book 737, Page 178, N 86° 01' 25" W 73.00 feet to the center of Leipers Fork Road; thence with the center of said road N 9° 43' W 36.06 feet to a point; thence with same N 11° 59' W 36.06 feet to a point; thence with same along a curve to the right of having a radius of 3396.88 feet for a distance of 259.87 feet to a point; thence with same N 7° 36' W 1298.74 feet to a point; thence with same along a curve to the right having a radius of 2204.74 feet for a distance of 398.91 feet to a point; thence with same N 2° 46' E 1298.74 feet to the beginning containing 125.48 acres more or less by survey of W.A. Richardson, Jr., September 1, 1987.

Legal Description obtained from prior deed.

This property is shown on the tax records of County, Tennessee, as Map 34, Parcel 11.02.

Being the same property conveyed to FIRST PARTY herein by deed of record in Book 781, Page 160, Register's Office of County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; right-of-way for Leipers Creek Road and for Holmes Branch Road.

22.2 AC.

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