



21-0389

ROCK SPRINGS ROAD PROPERTY DESCRIPTION

Land Description Per Deed Book R2394 Page 889

Tax Map 092, Parcel 11.02

Beginning at a point in the east right of way of Rock Springs Road being a common corner with Gary Connelly (Tax Number 092-011.01) recorded in Deed Book R1486, Page 557 in the in the Maury County Register of Deeds Tennessee, thence with said line the following three (3) bearings and distances:

1. South 74 Degrees 48 Minutes 12 Seconds East, 402.00 feet to a point;
2. South 85 Degrees 07 Minutes 08 Seconds East, 1193.90 feet to a point;
3. North 07 Degrees 21 Minutes 48 Seconds East, 371.39 to the common corner of Timothy Jefferson Duval and Lisa Ann Duvall (Tax Map 092 Parcel 12.00) recorded in Deed Book R2797, Page 1063 in the Maury County Register of Deeds Tennessee;

Thence with said line the following two (2) bearings and distances:

1. North 08 Degrees 05 Minute East, 110.99 feet to a point;
2. South 89 Degrees 29 Minutes 25 Seconds West, 1457.65 feet to a point in the line of Mattie Holt (Tax Map 092 Page 014.00) recorded in Deed Book R1750, Page 61 in the Maury County Register of Deeds Tennessee;

Thence with said line South 07 Degrees 59 Minutes 46 Seconds West, 2214.420 feet to a point in the line of Manuel Rodrigo (Tax Map 092-015.00) recorded in Deed Book R 2785, Page 1051 in the Maury County Register of Deeds Tennessee

Thence with said line the following four (4) bearings and distances:

1. North 82 Degrees 59 Minutes 35 Seconds West, 1298.00 feet to a point;
2. North 62 Degrees 49 Minutes 35 Seconds West, 75.00 feet to a point;
3. North 40 Degrees 34 Minutes 35 Seconds West, 66.00 feet to a point;

NASHVILLE

315 Woodland Street
Nashville, TN 37206
(615) 244-8591

MURFREESBORO

100 East Vine Street, Suite 402
Murfreesboro, TN 37130
(615) 546-6050

CHATTANOOGA

1410 Cowart Street, Suite 200
Chattanooga, TN 37408
(423) 490-9400



4. North 58 Degrees 04 Minutes 35 Seconds West, 20.00 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;

Thence with said line North 08 Degrees 35 Minutes 25 Seconds East, 351.50 feet to a point common corner with Deborah K. Jewell (Tax Map 092-010.07) recorded in Plat Book 16, Page 319 in the Maury County Register of Deeds Tennessee;

Thence with said line the following three (3) bearings and distances:

1. North 08 Degrees 35 Minutes 25 Seconds East, 351.50 feet to a point;
2. South 83 Degrees 20 Minutes 25 Seconds West, 400.00 feet to a point.
3. North 85 Degrees 34 Minutes 35 Seconds West, 161.53 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;

Thence with said line the following four (4) bearings and distances:

1. North 85 Degrees 34 Minutes 35 Seconds West, 77.47 feet to a point
2. North 48 Degrees 49 Minutes 35 Seconds West, 219.00 feet to a point.
3. North 69 Degrees 29 Minutes 35 Seconds West, 10.00 feet to a point.
4. South 89 Degrees 55 Minutes 25 Seconds West 263.00 feet to a point being a common corner with Bobby Holt (Tax Map 092 Parcel 010.03) recorded in Deed Book 849, Page 505 in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee and Adam P. West (Tax Map 092 Parcel 11.00) recorded in Deed Book R1793, Page 478 and Plat Book 15 Page 126 in the Maury County Register of Deeds Tennessee;

Thence with said line the following nine (9) bearings and distances:

1. North 05 Degrees 25 Minutes 12 Seconds East, 22.35 feet to a point;
2. North 64 Degrees 10 Minutes 05 Seconds West, 12.38 feet to a point;
3. North 06 Degrees 49 Minutes 46 Seconds East, 221.00 feet to a point;
4. North 66 Degrees 21 Minutes 23 Seconds West, 92.20 feet to a point;
5. North 76 Degrees 11 Minutes 10 Seconds West, 142.17 feet to a point;
6. North 33 Degrees 05 Minutes 40 Seconds East, 63.02 feet to a point;



7. North 49 Degrees 07 Minutes 27 Seconds West, 61.10 feet to a point;
8. North 65 Degrees 46 Minutes 23 Seconds West, 204.71 feet to a point;
9. North 85 Degrees 25 Minutes 34 Seconds West, 61.62 feet to a point in the east right of way of Rock Springs Road;

Thence with said right of line North 07 Degrees 35 Minutes 22 Seconds East, 456.65 feet to the point of beginning.

Said parcel containing 3,833.280 square feet, more or less or 88.00 acres, more or less

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206)