

Tract #2

PROPERTY DESCRIPTION – Map 124 - P/O Parcel (5.04) – Zoned: R20

A TRACT OF LAND IN THE 6TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH BY: THE REMAINING LANDS MIDTNDDEV, LLC AS OF RECORD IN RECORD BOOK 2646, PAGE 846 REGISTERS' OFFICE, MAURY COUNTY (R.O.M.C.), TENNESSEE; ON THE EAST BY: INDIAN CAMP SPRINGS ROAD (50' PUBLIC RIGHT-OF-WAY); ON THE SOUTH BY A TRACT OF LAND CONVEYED TO MACIE MCKEE, ET VIR AS OF RECORD IN RECORD BOOK R2256, PAGE 1153 R.O.M.C., TENNESSEE, A TRACT CONVEYED TO JIMMY BLACK, ETUX AS OF RECORD IN RECORD BOOK 1483, PAGE 937 R.O.M.C., TENNESSEE, A TRACT OF LAND CONVEYED TO JAMES FITTS, JR. AS OF RECORD IN DEED BOOK 1212, PAGE 412 R.O.M.C., TENNESSEE AND A TRACT OF LAND CONVEYED TO CHAD BROTHERS, ETUX AS OF RECORD IN RECORD BOOK R2575, PAGE 1359 R.O.M.C., TENNESSEE AND ON THE WEST BY A TRACT OF LAND CONVEYED TO GENERAL HOMES OF COLUMBIA AS OF RECORD IN RECORD BOOK 2360, PAGE 37 R.O.M.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED, IN PART, ACCORDING TO A SURVEY FOR MIDTNDDEV, LLC – PREPARED BY: CARROLL LAND SURVEYING – JOB NAME: FICS620_2A – DATED: 10/2/20 AND CERTIFIED BY: KENNETH CARROLL AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMPBELLSVILLE PIKE, AT THE COMMON NORTHERLY PROPERTY CORNER BETWEEN THE REMAINING PORTION OF THIS TRACT AND THE AFORESAID GENERAL HOMES OF COLUMBIA TRACT. SAID IRON ROD (OLD) HAVING A TENNESSEE STATE PLANE COORDINATE OF N=453,174.36 – E=1,651,798.33; THENCE,

LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, WITH THE EASTERLY PROPERTY LINE OF THE AFORESAID GENERAL HOMES OF COLUMBIA TRACT, SOUTH 08 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 1271.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE,

1. LEAVING SAID EASTERLY PROPERTY LINE, WITH A NEW LINE THROUGH THE PROPERTY OF WHICH THIS TRACT IS A PART OF, SOUTH 42 DEGREES 42 MINUTES 12 SECONDS EAST A DISTANCE OF 1256.76 FEET TO A POINT; THENCE,

2. SOUTH 82 DEGREES 22 MINUTES 20 SECONDS EAST A DISTANCE OF 475.26 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID INDIAN CAMP SPRINGS ROAD; THENCE,

3. WITH SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 07 DEGREES 37 MINUTES 40 SECONDS WEST A DISTANCE OF 39.30 FEET TO AN IRON ROD (OLD); THENCE,

4. SOUTH 10 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 208.34 FEET TO AN IRON ROD (OLD); THENCE,

5. SOUTH 19 DEGREES 08 MINUTES 40 SECONDS WEST A DISTANCE OF 44.66 FEET TO AN IRON ROD (NEW); THENCE,

6. LEAVING SAID RIGHT-OF-WAY LINE, NORTH 71 DEGREES 54 MINUTES 13 SECONDS WEST A DISTANCE OF 630.07 FEET TO AN IRON ROD (NEW); THENCE,

7. SOUTH 17 DEGREES 15 MINUTES 27 SECONDS WEST A DISTANCE OF 349.90 FEET TO AN IRON ROD (NEW); THENCE,

8. SOUTH 71 DEGREES 53 MINUTES 45 SECONDS EAST A DISTANCE OF 209.85 FEET TO AN IRON ROD (NEW); THENCE,

9. SOUTH 19 DEGREES 25 MINUTES 37 SECONDS WEST A DISTANCE OF 486.58 FEET TO AN IRON ROD (NEW); THENCE,

10. SOUTH 63 DEGREES 27 MINUTES 25 SECONDS EAST A DISTANCE OF 444.97 FEET TO AN IRON ROD (NEW) IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID INDIAN CAMP SPRINGS ROAD; THENCE,

11. SOUTH 17 DEGREES 33 MINUTES 03 SECONDS WEST A DISTANCE OF 94.51 FEET TO AN IRON ROD (OLD); THENCE,

12. SOUTH 15 DEGREES 05 MINUTES 40 SECONDS WEST A DISTANCE OF 154.91 FEET TO AN IRON ROD (OLD); THENCE,

13. SOUTH 06 DEGREES 38 MINUTES 34 SECONDS WEST A DISTANCE OF 125.54 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF THE AFORESAID MACIE MCKEE, ET VIR TRACT; THENCE,

14. LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, WITH THE NORTHERLY PROPERTY LINE OF SAID MCKEE TRACT, SOUTH 87 DEGREES 51 MINUTES 14 SECONDS WEST A DISTANCE OF 258.74 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF THE AFORESAID JIMMY BLACK, ET UX TRACT; THENCE,

15. WITH THE NORTHERLY PROPERTY LINE OF SAID BLACK TRACT, SOUTH 87 DEGREES 48 MINUTES 53 SECONDS WEST A DISTANCE OF 320.13 FEET TO AN IRON ROD (OLD); THENCE,

16. SOUTH 87 DEGREES 49 MINUTES 56 SECONDS WEST A DISTANCE OF 235.26 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF THE AFORESAID JAMES FITTS, JR. TRACT; THENCE,

17. WITH THE NORTHERLY PROPERTY LINE OF SAID FITTS TRACT, SOUTH 87 DEGREES 49 MINUTES 56 SECONDS WEST A DISTANCE OF 233.81 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF THE AFORESAID CHAD BROTHERS, ET UX TRACT; THENCE,

18. WITH THE NORTHERLY PROPERTY LINE OF SAID CHAD BROTHERS TRACT, SOUTH 87 DEGREES 49 MINUTES 56 SECONDS WEST A DISTANCE OF 259.43 FEET TO AN IRON ROD (OLD) IN THE EASTERLY PROPERTY LINE OF THE AFORESAID GENERAL HOMES OF COLUMBIA TRACT; THENCE,

19. WITH THE EASTERLY PROPERTY LINE OF SAID GENERAL HOMES OF COLUMBIA TRACT, IN PART, NORTH 08 DEGREES 44 MINUTES 20 SECONDS EAST A DISTANCE OF 1992.58 FEET TO AN IRON ROD (OLD); THENCE,

20. NORTH 08 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 585.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,222,385 SQUARE FEET OR 51.019 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES.

PROPERTY TITLE REFERENCE:

THIS TRACT IS A PORTION OF THE SAME PROPERTY CONVEYED TO MIDTNDDEV, LLC BY WARRANTY DEED FROM LAMES MORGAN FITTS, JR. AS OF RECORD IN BOOK R2646, PAGE 846 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.