

wood fence post; thence N 10°44'09" E, 141.42 ft. to a rebar found at fence corner post, the southwest corner of Wilson; thence leaving Forest and

turning to the left with a delta angle of 03°02'29", a radius of 1037.51 ft., an arc length of 55.07 ft., a chord bearing of S 39°46'49" E, and a chord

length of 55.07 ft.; thence S 41°18'04" E, 1444.63 ft. to THE POINT OF BEGINNING, containing 50.98 acres, as surveyed by Northcutt and

Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 19C-042, dated 02-26-2019, and being the properties

described Book 119, pg. 784, Book 119, pg. 770, and Book 120, pg. 306, ROGCTn.

GRID NORTH

proceeding along the south line of Wilson, the following calls: thence S 79°37'26" E, 507.64 ft. to a rebar found; thence N 59°43'42" E, 80.79 ft. to a 1

/2-inch capped rebar set in the west margin of Highway 108; thence proceeding along the margin of said road, the following calls: thence with a curve

DESCRIPTIONS IN TITLE OF RECORD

BEING WITHIN THE FIRST CIVIL DISTRICT OF GRUNDY COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF A FENCE LOCATED AT THE EAST MARGIN OF THE VIOLA TO HUBBARD'S COVE ROAD, THE SAID POINT OF BEGINNING KNOWN AS SAIN'S SOUTHWEST CORNER: THENCE RUNNING ALONG A FENCE THIS BEING SAIN'S SOUTH LINE SOUTH 89° 0' EAST 2,625 FEET TO A CORNER POST; THENCE ALONG GOOD'S SOUTH LINE EAST 100 FEET, NORTH 87° EAST 100 FEET, NORTH 83° EAST 100 FEET, NORTH 62° EAST 100 FEET, NORTH 52° EAST 42 FEET TO A FENCE POST; THENCE SOUTH 4° 30' WEST 184 FEET TO THE CENTER OF A DITCH; THENCE ALONG THE CENTER OF THE DITCH SOUTH 86° 15' WEST 53.0 FEET TO THE CENTER OF THE HICKORY CREEK; THENCE RUNNING WITH THE CENTER OF HICKORY CREEK SOUTH 23° 0' WEST 312 FEET, SOUTH 30° WEST 179 FEET, SOUTH 10° 15' EAST 143.0 FEET, SOUTH 39° 30' EAST 57 FEET, SOUTH 67° EAST 84 FEET, SOUTH 74° 0' EAST 84 FEET; THENCE ALONG AN OLD FENCE THIS BEING HOBBS' WEST LINE SOUTH 8° 0' WEST 431 FEET TO THE CORNER OF THE FENCE; THENCE ALONG A FENCE THIS BEING SPEARS' NORTH LINE NORTH 86° 0' WEST 3,033.5 FEET TO THE CORNER OF A FENCE: THENCE CROSSING THE VIOLA TO HUBBARDS COVE ROAD, NORTH 86° WEST 60 FEET TO FENCE POST AND CONTINUE ON NORTH 86° 0' 215.5 FEET TO CORNER OF FENCE; THENCE ALONG A FENCE THIS BEING EMERSON'S LINE NORTH 7° 30' EAST 1.073.4 FEET TO FENCE CORNER; THENCE ALONG A FENCE SOUTH 89° 0' EAST 225 FEET TO A CORNER OF FENCE AT THE WEST MARGIN OF THE VIOLA TO HUBBARDS COVE ROAD; THENCE CROSSING THE ROAD SOUTH 89° EAST 60 FEET TO THE BEGINNING AND CONTAINING 85.71 ACRES, AS SURVEYED BY W. C. INGRAM, COUNTY SURVEYOR OF COFFEE COUNTY, TENNESSEE, ON JUNE 24, 1971. INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS A 5.5 ACRE TRACT CONVEYED TO J. LLOYD EATON AND BARTON SMITH BY DEED OF RECORD IN DEED BOOK 72, PAGE 405, REGISTER'S OFFICE FOR GRUNDY COUNTY, TENNESSEE. ALSO INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS THE FOLLOWING 15.388 ACRE TRACT RETAINED BY JULIA MAI ELLEDGE IN DEED BOOK 113, PAGE 789, SAID REGISTER'S OFFICE: BEGINNING AT AN IRON PIN SET 33.0 FEET FROM CENTER LINE OF HIGHWAY 108 (LABELED P.O.B. IN MAP DATED 12--2-86 BY B AND K ASSOCIATES LAND SURVEYING); THENCE S 86° 55' EAST 5,736 FEET TO AN IRON PIN; THENCE SOUTH 04° 07' WEST 619.9 FEET TO AN IRON PIN; THENCE SOUTH 04° 18' 30" WEST 460.8 FEET TO AN IRON PIN; THENCE NORTH 84° 38' WEST 680.7 FEET TO AN IRON PIN; THENCE NORTH 09°

BEING IN THE FIRST CIVIL DISTRICT OF GRUNDY COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF AN OLD RAIL FENCE IN THE EASTERN BOUNDARY OF STATE HIGHWAY 108, THIS POINT BEING LUSK'S NORTHWEST CORNER AND THE SOUTHWEST CORNER OF THE LANDS HEREIN DESCRIBED; THENCE WITH LUSK'S NORTH BOUNDARY LINE IN PART MARKED BY AN OLD RAIL FENCE AND CONTINUING ON WITH WOOTEN'S NORTH BOUNDARY LINE AND WIRE FENCE SOUTH 84° EAST 1967.5 FEET TO A PLANTED STONE AT FENCE CORNER, WOOTEN'S NORTHWEST CORNER; THENCE WITH WOOTEN'S EAST BOUNDARY LINE AND OLD FENCE LINE SOUTH 12° EAST CROSSING A ROAD AT 215 FEET IN ALL 1115 FEET TO A PLANTED STONE IN CROOK'S LINE; THENCE WITH CROOK'S NORTH BOUNDARY LINE MARKED BY AN OLD RAIL FENCE NORTH 74° 30' EAST 1471 FEET TO A FENCE CORNER; THENCE SOUTH 18° 10' EAST 164 FEET TO FENCE CORNER; THENCE CONTINUING WITH CROOK'S NORTH BOUNDARY LINE AND RAIL FENCE NORTH 83° EAST 1239 FEET TO THE CENTER OF HICKORY CREEK; THENCE WITH THE CENTER OF SAID HICKORY CREEK AS IT MEANDERS WHICH IS ALSO CROOK'S WEST BOUNDARY LINE NORTH 20° EAST 71 FEET: NORTH 13° 30' WEST 141 FEET: NORTH 3° 30' EAST 391 FEET: NORTH 32° 15' WEST 56 FEET; NORTH 29° 15' WEST 45 FEET; THENCE LEAVING SAID CREEK AND RUNNING WITH AN OLD RAIL FENCE AND CROOK'S LINE NORTH 5° 30' EAST 44 FEET; NORTH 86° 30' EAST 131 FEET; SOUTH 63° EAST 79.2 FEET TO A LARGE ELM TREE IN THE FENCE CORNER; THENCE CONTINUING WITH CROOK'S WEST BOUNDARY LINE AND RAIL FENCE NORTH 13° 10' WEST 108 FEET; NORTH 28° WEST 1371 FEET TO THE CENTER OF AN OLD ROAD; THENCE WITH THE CENTER OF SATO OLD ROAD WHICH IS HOBB'S SOUTH BOUNDARY LINE NORTH 85° 30' WEST 249 FEET: NORTH 87° 30' WEST 750.3 FEET TO THE CENTER OF HICKORY CREEK: THENCE WITH THE CENTER OF SAID HICKORY CREEK AS IT MEANDERS AND HOBBS' LINE NORTH 49° WEST 91 FEET; SOUTH 89° 45' WEST 53.5 FEET: SOUTH 68° 45' WEST 114 FEET: SOUTH 61° 30' WEST 125 FEET; NORTH 80° WEST 116 FEET TO A POINT IN THE CENTER OF AN OLD ABANDONED ROAD WHICH CROSSED HICKORY CREEK: THENCE WITH THE CENTER OF SAID ROAD WHICH IS STUBBLEFIELD'S EAST BOUNDARY LINE SOUTH 7° 30' WEST 416 FEET TO A STAKE; THENCE WITH STUBBLEFIELD'S SOUTH BOUNDARY LINE AND WIRE FENCE NORTH 87° WEST 3060 FEET TO A FENCE CORNER IN THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 108; THENCE WITH SAID HIGHWAY RIGHT OF WAY SOUTH 7° WEST 243 FEET; SOUTH 3° 30' EAST 203 FEET; SOUTH 12° EAST 103 FEET; SOUTH 19° 45' EAST 80 FEET; SOUTH 30° 15' EAST 125 FEET; SOUTH 31° EAST 137.5 FEET TO THE POINT OF BEGINNING, CONTAINING 172.14 ACRES, MORE OR LESS, BUT SUBJECT TO ALL LEGAL TRACTS 1 AND 2 BEING PART OF THE SAME PROPERTY CONVEYED TO GLENN D. BASHAM BY DEED FROM K. JUNE BASHAM, OF RECORD IN DEED

A FIFTEEN (15) ACRE, MORE OR LESS, TRACT OF LAND LOCATED IN THE FIRST CIVIL DISTRICT OF GRUNDY COUNTY, TENNESSEE, IN THE VALLEY DOWN FROM ALTAMONT, TENNESSEE, AND NEAR VIOLA, TENNESSEE. SAID TRACT CONTAINS FIFTEEN (15) ACRES, MORE OR LESS, FRONTED BY HIGHWAY 108 AND BOUNDED ON ONE SIDE BY PROPERTY CURRENTLY OWNED BY GLENN BASHAM AND BOUNDED BY JAMES JOHNSON ON TWO SIDES. A COPY OF THE GRUNDY COUNTY REGISTER'S MAP IS ATTACHED TO DEED IN DEED BOOK 116, PAGE 727 AND INCORPORATED BY REFERENCE. THE 15 ACRES, MORE OR LESS, IS OUTLINED ON SAID ATTACHMENT. TRACT 3 BEING THE SAME PROPERTY CONVEYED TO GLENN BASHAM, BY DEED FROM JAMES F. LUSK AND SARAH LUSK, OF RECORD IN DEED BOOK 116, PAGE 727, IN THE REGISTER'S OFFICE OF GRUNDY COUNTY, TENNESSEE.

BEGINNING ON AN IRON PIN IN THE WEST MARGIN OF HIGHWAY 108, BEING A CORNER OF GUNTER; THENCE WITH THE WEST MARGIN OF SAID ROAD S 36 DEG. 20 MIN. E 243,96 FEET: THENCE S 37 DEG. 09 MIN. E 420.07 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD AND SEVERING THE LAND OF LUSK S 13 DEG. 01 MIN. W 868.46 FEET TO AN IRON PIN IN A DITCH; THENCE N 81 DEG. 36 MIN. W 1212.11 FEET TO AN IRON PIN; THENCE WITH A FENCE N 08 DEG. 41 MIN. E 749.51 FEET TO A FENCE CORNER IN THE SOUTH LINE OF WILKERSON; THENCE WITH THE SOUTH LINE OF WILKERSON AND A FENCE S 87 DEG. 06 MIN. E 164.91 FEET TO A FENCE CORNER, BEING THE SOUTHWEST CORNER OF GUNTER; THENCE 58 DEG. 39 MIN. E 550,71 FEET TO AN IRON PIN; THENCE WITH A FENCE N 12 DEG. 28 MIN. E 718.86 FEET TO AN IRON PIN; THENCE N 60 DEG. 48 MIN. 106.85 FEET TO THE BEGINNING, CONTAINING 25.33 ACRES, MORE OR LESS. THERE IS INCLUDED WITH THE ABOVE DESCRIBED TRACT AN ACCESS EASEMENT AS FOLLOWS: BEGINNING ON FENCE CORNER IN THE NORTH MARGIN OF A COUNTY ROAD, BEING THE SOUTHWEST CORNER OF LUSK; THENCE N 09 DEG. 11 MIN. E 312.83 FEET TO AN IRON PIN; THENCE S 81 DEG. 36 MIN. FEET; THENCE S 09 DEG. 11 MIN. W 312.83 FEET TO A POINT IN THE NORTH MARGIN OF SAID ROAD: THENCE N 81, DEG. 36 MIN, W 25 FEET TO THE BEGINNING, ALL AS PER THE SURVEY OF THAXTON & BARTLETT, R. L. S. #105, 229 EAST. SPRING STREET, COOKEVILLE, TENNESSEE, DATED JULY 3, 1992.

BEING A TRACT OF LAND IN THE 1ST CIVIL DISTRICT OF GRUNDY COUNTY, TENNESSEE, AND BEING GENERALLY BOUNDED ON THE NORTH BY THE 2.00 ACRE LOT FROM SARAH LUSK TO F. THOMAS LUSK, EAST AND SOUTH BY REMAINING LUSK, AND WEST BY WILKERSON FROM R. WINTON, AND BEING A PORTION OF THE PROPERTY IN DEED BOOK 103, PAGE 314, IN THE R.O.G.C. TN., AND BEING MORE PARTICULARLY DESCRIBED IN A SURVEY BY MAX NORTHCUTT, #1359, DATED 3/26/92, AS FOLLOWS: BEGINNING AT A SET IRON PIN S60-47-50W, 85.24 FEET FROM A POWER POLE IN THE WEST MARGIN OF HWY. 108, SAID CALL BEING THE NORTH SIDE OF 25 FOOT-WIDE FASEMENT FROM SAID HIGHWAY TO THIS PROPERTY, AND SAID PIN BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE; S12-27-40W, 752.38 FEET TO A SET IRON PIN IN FENCE; THENCE N58-39-00W, 550.14 FEET TO A CORNER POST; THENCE N13-23-30E, 514.25 FEET TO A SET IRON PIN AT THE SOUTHWEST CORNER OF SAID 2.00 - ACRE LOT TO F. THOMAS LUSK; THENCE

BEGINNING AT A FENCE CORNER IN THE NORTH MARGIN OF A COUNTY ROAD, BEING WILKERSON'S SOUTHEAST CORNER AND ALSO BEING LUSK'S SOUTHWEST CORNER; THENCE WITH SAID ROAD S 81 DEG. 10' E 549.57'; THENCE S 81 DEG. 40' E 121.29' TO AN IRON PIN; THENCE SEVERING THE LAND OF LUSK AND WITH A FENCE N 00 DEG. 18' W 115.79': THENCE S 83 DEG. 45' E 550.08' TO AN IRON PIN; THENCE N 12 DEG. 54' E 57.06' TO A STEEL POST; THENCE S 83 DEG. 36' E 726.77' TO AN IRON PIN IN THE WEST MARGIN OF A COUNTY ROAD; THENCE WITH SAID COUNTY ROAD N 04 DEG. 22' W 300.02'; THENCE N 07 DEG. 33' E 103.96' TO AN IRON PIN AT THE INTERSECTION OF SAID COUNTY ROAD AND HWY. 108; THENCE WITH HWY. 108 N 37 DEG. 09' W 811.82' TO AN IRON PIN, BEING BASHAM'S NORTHEAST CORNER, THENCE WITH BASHAM S 13 DEG. 01 W 868.46' TO AN IRON PIN IN A DITCH; THENCE N 81 DEG. 36' W 1212.11' TO AN IRON PIN IN WILKERSON'S EAST LINE; THENCE WITH WILKERSON AND A FENCE S 09 DEG. 11' W 312.83' TO THE BEGINNING. CONTAINING 17.55 ACRES MORE OR LESS. THERE IS A POWERLINE ACROSS THE ABOVE DESCRIBED PROPERTY, SURVEYED BY TOM THAXTON R. L. S. #105, 229 E. SPRING ST., COOKEVILLE, TN 38501. DATE

TRACT 4 BEING THE SAME PROPERTY CONVEYED TO GLENN BASHAM NURSERY, BY DEEDS FROM SARAH LUSK, OF RECORD IN DEED BOOK 119, PAGE 770; DEED BOOK 119, PAGE 784; AND DEED BOOK 120, PAGE 306, IN THE REGISTER'S OFFICE OF GRUNDY COUNTY, TENNESSEE.

NOTES CORRESPONDING TO SCHEDULE B SEC. II

(16) THE EASEMENT CONTAINED IN DEED OF RECORD IN DEED BOOK 119, pg. 770, ROGCTn (TRACT 4) REFERS TO AN INGRESS / EGRESS EASEMENT PUT IN PLACE OVER AND ON THE TRACT RECORDED IN DEED BOOK 120, pg. 306 TO SERVE THE AFOREMENTIONED PROPERTY, AND SHOWN HEREON.

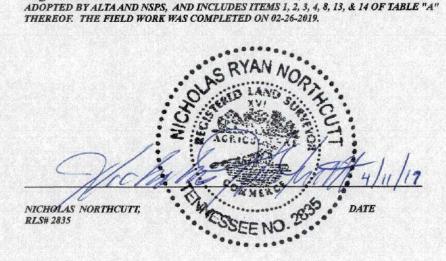
(17) THE EASEMENT CONTAINED IN DEED OF RECORD IN DEED BOOK 119, pg. 784, ROGCTn (TRACT 4) REFERS TO AN INGRESS / EGRESS EASEMENT PUT IN PLACE OVER AND ON THE TRACT RECORDED IN DEED BOOK 120, pg. 306 TO SERVE THE AFOREMENTIONED PROPERTY, AND SHOWN HEREON.

ADDITIONAL NOTES

(1) A PORTION OF THE SUBJECT PROPERTY LIES IN ZONE A OF FLOOD INSURANCE RATE MAP # 47061C0020F, EFFECTIVE (2) THERE WERE NO ENCROACHMENTS FOUND DURING THE COURSE OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

TO (1) FIRST AMERICAN TITLE INSURANCE COMPANY, (2) FRONTIER FARM LAND, (3) BARREN FORK FARMS LP, AND (4) BASS, BERRY & SIMS PLC, THAT: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND



NORTHCUTT & ASSOCIATES LAND SURVEYING, INC.

MANCHESTER. TN 37355

the northerly terminus of said road, N 80°19'24" W, 15.00 ft. to a 1/2-inch capped rebar set at the northwesterly corner of the northerly terminus of

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

37355, Job # 19C-042, dated 02-26-2019, and being the properties described Book 115, pg. 319, Book 116, pg. 727, ROGCTn.

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 aid road, S 41°18'12" W, 251.50 ft. to THE POINT OF BEGINNING, containing 254.51 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn,

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

FAX # (931) 954-5804 northcuttandassociates@gmail.com

ALTA/ACSM LAND TITLE SURVEY of BASHAM, SR 108, MORRISON, TN COMMITMENT # NCS-944840-NAS, EFFECTIVE DATE: FEB. 8th, 2019 @ 8:00 am

PREPARED FOR:		CIVIL DISTRICT / COUNTY:	TAX MAP / PARCEL: MAP=015
	PEPO PESCHIERA, FRONTIER FARMLAND	1st, GRUNDY Co.	PARCELS = 011.0 014.0 017.0
		DEED REFERENCES:	018.0
OWNER / DEVELOPER:	BASHAM GLENN D 10325 SR 56 COALMONT, TN 37313	BOOK 115, pg. 319, BOOK 116, pg. 727, BOOK 119, pg. 770, BOOK 119, pg. 784, BOOK 120, pg. 306, ROGCTn.	JOB # / DATE: 19C-042 02-26-2019 REV. 03-14-2019 REV. 03-18-2019 REV. 04-11-2019