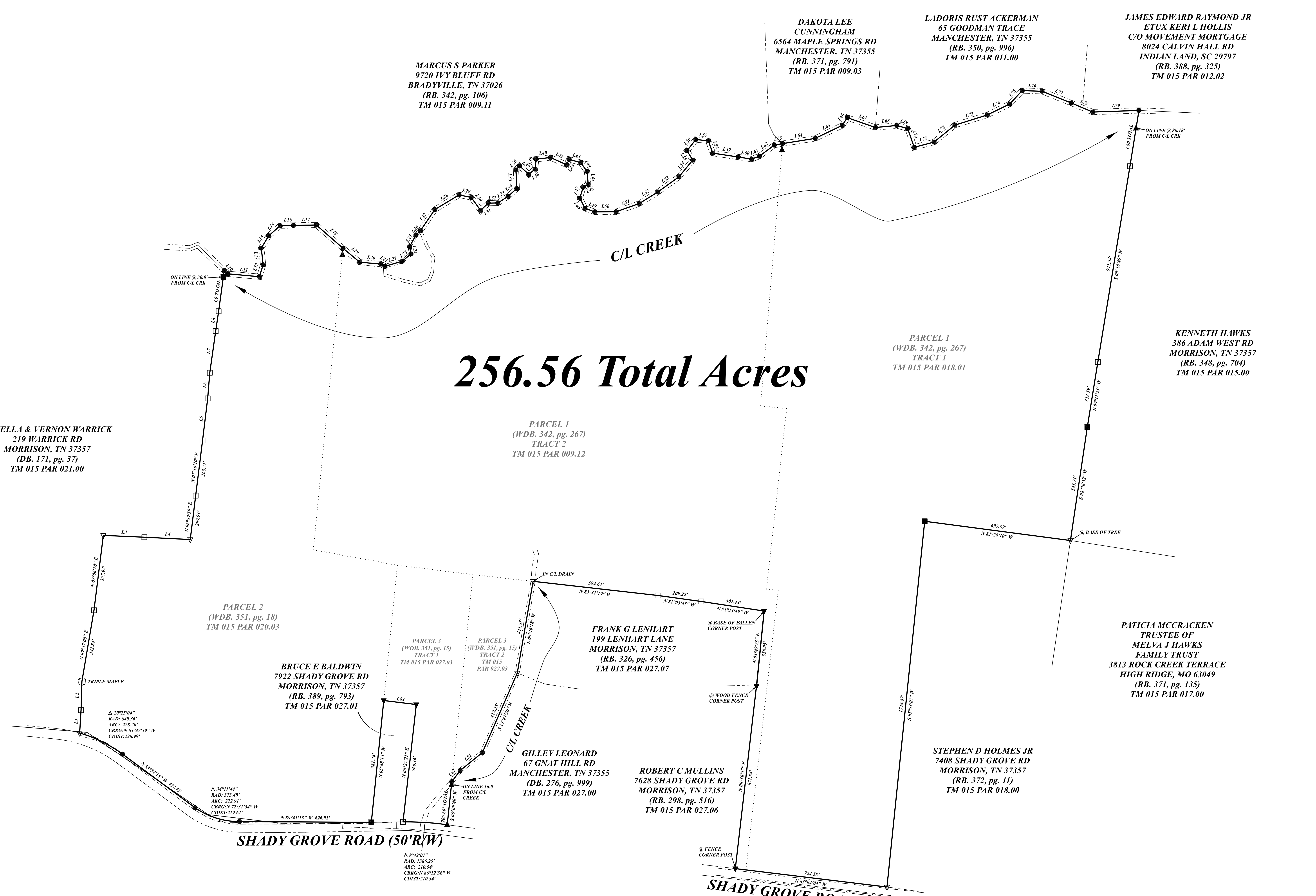


LINE	BEARING	DISTANCE
L1	N 80°52'30" E	286.09
L2	N 81°58'59" E	186.81
L3	N 82°03'50" E	194.65
L4	N 82°04'52" E	218.82
L5	N 82°05'30" E	208.11
L6	N 82°06'30" E	222.48
L7	N 82°07'30" E	199.71
L8	N 82°08'30" E	84.11
L9	N 82°09'30" E	291.79
L10	N 82°10'30" E	242.71
L11	N 82°11'30" E	186.76
L12	N 82°12'30" E	158.64
L13	N 82°13'30" E	158.64
L14	N 82°14'30" E	63.99
L15	N 82°15'30" E	22.87
L16	N 82°16'30" E	62.77
L17	N 82°17'30" E	199.88
L18	N 82°18'30" E	168.76
L19	N 82°19'30" E	161.44
L20	N 82°20'30" E	168.76
L21	N 82°21'30" E	22.88
L22	N 82°22'30" E	65.65
L23	N 82°23'30" E	54.27
L24	N 82°24'30" E	54.69
L25	N 82°25'30" E	54.69
L26	N 82°26'30" E	63.71
L27	N 82°27'30" E	29.25
L28	N 82°28'30" E	121.82
L29	N 82°29'30" E	155.95
L30	N 82°30'30" E	58.99
L31	N 82°31'30" E	76.17
L32	N 82°32'30" E	49.84
L33	N 82°33'30" E	45.58
L34	N 82°34'30" E	57.04
L35	N 82°35'30" E	55.72
L36	N 82°36'30" E	64.11
L37	N 82°37'30" E	24.53
L38	N 82°38'30" E	98.29
L39	N 82°39'30" E	62.71
L40	N 82°40'30" E	47.15
L41	N 82°41'30" E	62.71
L42	N 82°42'30" E	84.25
L43	N 82°43'30" E	78.26
L44	N 82°44'30" E	57.58
L45	N 82°45'30" E	52.71
L46	N 82°46'30" E	61.89
L47	N 82°47'30" E	27.54
L48	N 82°48'30" E	54.67
L49	N 82°49'30" E	54.67
L50	N 82°50'30" E	64.29
L51	N 82°51'30" E	101.12
L52	N 82°52'30" E	116.22
L53	N 82°53'30" E	104.66
L54	N 82°54'30" E	102.08
L55	N 82°55'30" E	52.15
L56	N 82°56'30" E	62.76
L57	N 82°57'30" E	98.81
L58	N 82°58'30" E	62.45
L59	N 82°59'30" E	121.89
L60	N 83°00'30" E	64.71
L61	N 83°01'30" E	86.43
L62	N 83°02'30" E	88.44
L63	N 83°03'30" E	94.67
L64	N 83°04'30" E	176.58
L65	N 83°05'30" E	161.15
L66	N 83°06'30" E	44.29
L67	N 83°07'30" E	48.89
L68	N 83°08'30" E	102.15
L69	N 83°09'30" E	53.87
L70	N 83°10'30" E	94.89
L71	N 83°11'30" E	121.89
L72	N 83°12'30" E	168.77
L73	N 83°13'30" E	178.63
L74	N 83°14'30" E	47.43
L75	N 83°15'30" E	86.63
L76	N 83°16'30" E	282.00
L77	N 83°17'30" E	189.73
L78	N 83°18'30" E	274.72
L79	N 83°19'30" E	268.17
L80	N 83°20'30" E	189.73
L81	N 83°21'30" E	155.15
L82	N 83°22'30" E	66.18
L83	N 83°23'30" E	155.65



256.56 Total Acres

SURVEYOR'S DESCRIPTION

Being a tract of land lying in the 6th Civil District of Coffee County and known as parcels 020,03, 009, 12, 016,01, and 027,03 as shown on Tax Map 015, being bounded on the west by Warrick Road, on the north by Parker (DB 342, pg. 106), Cunningham (DB 371, 791), Ackerman (DB 338, pg. 996), and Raymond (DB 388, pg. 325), on the east by Hawks (DB 348, pg. 704) and Holmes (DB 372, pg. 11), and on the south by Mullins (DB 298, pg. 516), Lenhart (DB 326, pg. 456), Leonard (DB 276, pg. 999), Baldwin (DB 389, pg. 793), and Shady Grove Road, and being more particularly described as follows: BEGINNING at an iron rebar found on the south margin of Shady Grove Road, said rebar being the southeast corner of Warrick and the southwest corner of the property herein described; thence leaving the margin of said road and with Warrick for the following calls: thence N 03°22'00" E, 108.69 ft. to a wood fence post; thence N 01°45'39" E, 136.02 ft. to a triple red maple; thence S 09°37'08" E, 342.84 ft. to a wood fence post at a 6-inch dogwood; thence N 07°06'20" E, 357.92 ft. to an iron rebar found; thence S 87°30'01" E, 194.85 ft. to a wood fence post; thence S 87°04'52" E, 218.02 ft. to an iron rebar found; thence N 06°59'10" E, 209.91 ft. to a wood fence post; thence N 07°10'10" E, 263.71 ft. to a wood fence post; thence N 06°52'08" E, 206.97 ft. to a wood fence post; thence N 04°44'03" E, 122.49 ft. to a wood fence post; thence N 08°04'54" E, 199.71 ft. to a wood fence post; thence N 08°29'05" E, 95.17 ft. to a wood fence post; thence N 07°51'53" E, passing through a metal fence post being 30.62 ft. from the centerline of Liberty Creek for a total distance of 195.39 ft.; thence with said creek for the following calls: thence S 46°23'30" E, 23.23 ft.; thence S 84°47'50" E, 150.36 ft.; thence N 17°25'25" E, 59.84 ft.; thence N 09°52'00" W, 79.89 ft.; thence N 31°04'51" E, 67.89 ft.; thence N 48°34'52" E, 22.87 ft.; thence N 88°40'44" E, 62.57 ft.; thence N 88°56'57" E, 109.08 ft.; thence S 48°55'36" E, 168.36 ft.; thence S 50°11'07" E, 103.34 ft.; thence S 85°01'04" E, 100.32 ft.; thence S 61°14'05" E, 22.04 ft.; thence N 73°49'21" E, 85.46 ft.; thence N 89°04'42" E, 54.25 ft.; thence N 11°01'00" E, 14.60 ft.; thence N 28°18'05" E, 63.51 ft.; thence N 46°27'27" E, 29.25 ft.; thence N 34°15'38" E, 121.82 ft.; thence N 38°48'04" E, 133.95 ft.; thence S 78°29'29" E, 58.99 ft.; thence S 35°50'34" E, 76.11 ft.; thence N 46°31'17" E, 49.94 ft.; thence N 88°52'52" E, 45.58 ft.; thence N 57°22'14" E, 55.58 ft.; thence N 48°08'59" E, 55.52 ft.; thence N 02°51'46" W, 88.11 ft.; thence N 41°07'59" E, 25.55 ft.; thence S 48°08'58" E, 59.29 ft.; thence S 78°29'29" E, 58.99 ft.; thence S 35°50'34" E, 76.11 ft.; thence N 46°31'17" E, 49.94 ft.; thence S 84°45'55" E, 84.25 ft.; thence N 24°56'33" E, 186.28 ft.; thence S 73°09'00" E, 57.56 ft.; thence S 34°52'47" E, 51.17 ft.; thence S 05°27'26" E, 61.89 ft.; thence S 61°26'52" W, 27.34 ft.; thence S 16°52'23" W, 54.41 ft.; thence S 27°02'28" E, 54.10 ft.; thence S 70°03'27" E, 48.94 ft.; thence N 89°41'59" E, 101.12 ft.; thence N 70°37'52" E, 116.22 ft.; thence N 38°13'52" E, 104.66 ft.; thence N 84°12'22" E, 123.14 ft.; thence N 38°54'55" E, 102.08 ft.; thence N 31°28'55" E, 62.15 ft.; thence N 38°20'11" E, 67.76 ft.; thence S 84°06'17" E, 59.05 ft.; thence S 20°20'49" E, 62.42 ft.; thence S 81°22'36" E, 121.99 ft.; thence S 81°01'28" E, 64.31 ft.; thence N 69°00'11" E, 39.43 ft.; thence N 53°52'22" E, 88.44 ft.; thence N 79°57'42" E, 59.61 ft.; thence N 80°52'00" E, 156.50 ft.; thence N 64°21'25" E, 142.12 ft.; thence N 33°38'39" E, 44.29 ft.; thence S 70°33'55" E, 140.89 ft.; thence N 84°27'48" E, 102.15 ft.; thence S 73°50'12" E, 53.87 ft.; thence S 19°16'30" E, 94.00 ft.; thence N 75°01'44" E, 97.09 ft.; thence N 50°59'47" E, 127.80 ft.; thence N 72°54'18" E, 168.57 ft.; thence N 42°45'43" E, 64°04'40" E, 118.63 ft.; thence N 42°54'03" E, 87.43 ft.; thence S 87°49'43" E, 94.65 ft.; thence S 68°05'04" E, 149.08 ft.; thence S 67°04'20" E, 109.73 ft.; thence N 88°01'21" E, 219.72 ft. to a point; thence leaving said centerline of Liberty Creek and with Hawks for the following calls: thence S 09°08'41" W, passing through a capped rebar set at 86.18 ft. from the centerline of Liberty Creek for a total distance of 288.11 ft. to a wood fence post; thence S 09°18'49" W, 941.54 ft. to a wood fence post; thence S 09°11'23" W, 313.19 ft. to a metal fence post; thence S 09°20'52" W, 543.71 ft. to an iron rebar found at a peach tree being the northwest corner of Holmes; thence with Holmes for the following calls: thence S 82°28'10" W, 687.39 ft. to a metal fence post; thence S 05°53'07" W, 1744.87 ft. to an iron rebar found on the north margin of Shady Grove Road; thence with the said north margin of Shady Grove Road, thence N 83°04'00" W, 724.58 ft. to a capped iron rebar found, being the southeast corner of Mullins; thence with Mullins, thence N 06°05'57" E, 871.84 ft. to a capped iron rebar found, being the southeast corner of Lenhart; thence with Lenhart for the following calls: thence N 05°49'25" E, 358.05 ft. to a capped iron rebar found; thence N 81°23'49" W, 301.43 ft. to a wood fence post; thence N 82°03'45" W, 209.22 ft. to a wood fence post; thence N 83°52'19" W, 594.64 ft. to an iron rebar found in the center of a drain; thence with drain, thence S 09°50'18" W, 441.55 ft. to a 2-inch pipe found, being the northwest corner of Leonard; thence with Leonard and the center of the drain for the following calls: S 2°41'20" W, 412.25 ft.; thence S 51°01'35" W, 135.51 ft.; thence S 36°50'29" W, 106.18 ft. to a point; thence S 85°24'15" W, 155.45 ft. to a capped iron rebar found on the east side of a 24-inch cedar; thence S 05°48'15" W, 581.24 ft. to a metal fence post in a pile of rocks on the north margin of Shady Grove Road; thence with the said north margin of Shady Grove Road and with a curve turning to the left, with a delta angle of 89°42'07", an arc length of 138.25 ft., a radius of 159.12 ft., a chord bearing of N 61°25'50" W, 427.45 ft.; thence with a curve turning to the left, with a delta angle of 20°25'04", an arc length of 228.20 ft., a radius of 640.36 ft., a chord bearing of N 63°42'59" W and a chord length of 226.99 ft. to the POINT OF BEGINNING containing 256.56 Acres according to a survey performed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, TN, 37355, Job # 18C-312, dated December 11, 2018, and being the properties described in Deed Book 351, pg. 18, Deed Book 342, pg. 267, and Deed Book 351, pg. 15 ROCCTn.

SURVEYOR'S CERTIFICATION

THIS FIRST AMERICAN TITLE INSURANCE COMPANY (AND ITS) FRONTIER FARM LAND, THIS: THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD REGULATORY REQUIREMENTS FOR A.C.S.M. LAND TITLE SURVEYS, FULLY ESTABLISHED AND PROVED, PUBLIC LANDS, AND UNPLATTED LAND, I, S. J. FAY, OF FAY SURVEYING, INC., THE FIELD WORK WAS COMPLETED ON 12-01-2018.

NORTHCUETT & ASSOCIATES LAND SURVEYING, INC. 409 WOODBURY HIGHWAY, MANCHESTER, TN 37355. PHONE # (931) 728-9500. FAX # (931) 954-5804. northcuttandassociates@gmail.com

ALTA/ACSM LAND TITLE SURVEY of PIPPENGER, SHADY GROVE ROAD, MORRISON, TN COMMITMENT NCS-936886-NAS,

Table with 3 columns: PREPARED FOR (PEPO PESCHERA FRONTIER FARM LAND), CIVIL DISTRICT / COUNTY (66, COFFEY Co.), RUTHERFORD Co. TAX ID #; OWNER / DEVELOPER (PIPPENGER PHILLIP KEITH 1156 PRATT RD HILLSBORO TN 37142), DEED REFERENCES (DB 351, PG. 18; DB 351, PG. 207; DB 351, PG. 15 ROCCTn), JOB # / DATE (12-11-2018).

NOTES CORRESPONDING TO SCHEDULE B SEC. II

- (3) NO EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREON, NOT SHOWN BY PUBLIC RECORDS, WERE FOUND DURING THE COURSE OF THIS SURVEY.
(4) NO ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE WERE FOUND DURING THE COURSE OF THIS SURVEY.
(10) A-1, BIGHT-OF-WAY DEEDS TO COFFEY COUNTY RECORDED IN DEED BOOK 186, PG. 19 AND DEED BOOK 112, PG. 193, ROCCTn REFER TO THE 50-FOOT PUBLIC RIGHT-OF-WAY ALONG THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY AND AS SHADY GROVE ROAD.
(10) THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS FOR THE FLOW OF THE WATERS OF ANY CREEKS OR STREAMS AND THE RIGHTS OF THE PUBLIC THEREON.
(10) THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FLOW OF THE WATERS OF ANY CREEKS OR STREAMS, FREE FROM DIMINUTION OR POLLUTION.
(20) NO CHANGES IN THE BOUNDARIES OF THE LAND RESULTING FROM EROSION OR ACCRETION CAUSED BY THE FLOW OF ANY CREEKS OR STREAMS WERE FOUND DURING THE COURSE OF THIS SURVEY.
(21) THE PROPERTY SHOWN HEREON IS SUBJECT TO THAT PORTION OF THE LAND EMBRACED WITHIN THE BOUNDS OF PUBLIC ROAD OR THOROUGHFARE KNOWN AS SHADY GROVE ROAD, THE 50-Foot PUBLIC RIGHT-OF-WAY ALONG THE SOUTH SIDE OF THE SUBJECT PROPERTY, AS SHOWN HEREON.

ADDITIONAL NOTES

- (1) THE SUBJECT PROPERTY IS ZONED "A-1".
(2) MINIMUM BUILDING SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLLOWS: FRONT - 50 FEET; SIDE - 25 FEET; REAR - 25 FEET.
(3) THE SUBJECT PROPERTY LIES IN ZONE X OF FLOOD INSURANCE RATE MAP # 08010806C, AND IS NOT IN ANY FLOOD HAZARD ZONE, ACCORDING TO SAID PANEL.
(4) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, AND WERE BASED ON AVAILABLE MANHOLE PROPERTY RECORDS. THERE IS NO CERTIFICATION MADE AS TO THE LOCATION, SIZE, DEPTH, OR EXISTENCE OF ANY UNDERGROUND UTILITIES. BEFORE ANY DIGGING OCCURS, PLEASE CONTACT THE "TENSSE-ING-CALL" SYSTEM BY DIALING "811".

- CAPPED REBAR SET
CAPPED REBAR FOUND
REBAR FOUND (OR AS NOTED)
WOOD FENCE POST
METAL FENCE POST
COMPUTED POINT
UTILITY POLE
WELL
WATER METER
TREE (AS NOTED)
UNDERGROUND TELEPHONE LINE
OVERHEAD POWER LINE
WATER LINE