

EWING SULLIVAN HEIRS

50.64 ACRES

DEER RIDGE ROAD

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 72, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 1ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY DEER RIDGE ROAD, SHEILA WRIGHT WILLIAMSON AND ANTHONY GREG MANGRUM ON THE NORTH; BRIAN McBROOM ON THE EAST; EVELYN MAI TURMAN AND INTERSTATE 840 ON THE SOUTH; BENNY WRIGHT AND INTERSTATE 840 ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, ON THE EAST SIDE OF DEER RIDGE ROAD, THE SOUTHWEST CORNER OF SHEILA WRIGHT WILLIAMSON (REF. DEED BOOK 4135 PAGE 726 R.O.W.C. – PROPERTY MAP 72 PARCEL 41) THENCE WITH WILLIAMSON'S SOUTH FENCE LINE S 81°46'14" E 740.43' TO AN IRON PIN SET; THENCE S 80°57'42" E 986.34' TO AN EXISTING IRON PIN, THE SOUTHWEST CORNER OF ANTHONY GREG MANGRUM (REF. DEED BOOK 1977 PAGE 129 R.O.W.C. – PROPERTY MAP 72 PARCEL 53.02); THENCE WITH MANGRUM'S SOUTH LINE, S 83°54'21" E 86.04' TO AN IRON PIN SET, THE NORTHWEST CORNER OF BRIAN McBROOM (REF. DEED BOOK 7594 PAGE 493 R.O.W.C.); THENCE WITH McBROOM'S WEST LINES, S 07°40'44" W 799.84' TO AN IRON PIN SET; THENCE S 24°28'24" W 73.26' TO AN IRON PIN SET; THENCE S 06°59'33" W 59.74' TO AN IRON PIN SET; THENCE S 41°10'50" E 19.31' TO AN IRON PIN SET; THENCE S 13°28'23" E 15.43' TO AN IRON PIN SET; THENCE S 21°08'26" W 344.76' TO AN IRON PIN SET IN THE NORTH LINE OF EVELYN MAY TURMAN (REF. DEED BOOK 5493 PAGE 263 R.O.W.C. – PROPERTY MAP 72 PARCEL 36.03); THENCE WITH TURMAN'S NORTH LINE, N 69°30'50" W 1496.58' TO AN EXISTING CONCRETE R.O.W. MONUMENT ON THE EAST SIDE OF INTERSTATE 840; THENCE WITH THE EAST SIDE OF INTERSTATE 840, N 48°53'54" W 658.80' TO A CONCRETE R.O.W. MONUMENT IN THE EAST LINE OF BENNY WRIGHT (REF. DEED BOOK 1900 PAGE 627 R.O.W.C. – PROPERTY MAP 72 PARCEL 40); THENCE WITH WRIGHT'S EAST AND NORTH LINES, N 39°18'30" E 47.36' TO A WOOD FENCE POST; THENCE N 26°20'32" W 430.98' TO AN IRON PIN SET ON THE SOUTH SIDE OF DEER RIDGE ROAD; THENCE WITH DEER RIDGE ROAD, N 81°00'14" E 423.18' TO A CONCRETE R.O.W. MONUMENT; THENCE N 47°17'20" E 138.43' TO THE POINT OF BEGINNING, CONTAINING 50.64 ACRES, MORE OR LESS, AND BEING A PORTION OF EWING SULLIVAN HEIRS PROPERTY AS RECORDED IN DEED BOOK 533 PAGE 343 TRACT 3, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED APRIL 09, 2019.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS. RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.