

STEB_2

BROOKE NOBLE
TRACT 1
7.32 ACRES

BEING AND LYING IN THE 1ST CIVIL DISTRICT OF MAURY COUNTY,
TENNESSEE, AND LYING NORTH OF AND ADJACENT TO BLACKBURN ROAD
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A POINT IN THE CENTER OF BLACKBURN ROAD; SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHEAST CORNER OF DAVID PITTMAN ETUX, AND THE NORTH BOUNDARY OF J.W. SHOUSE ETUX; Thence LEAVING SAID ROAD WITH PITTMAN AND A FENCE N 05°52'48" W PASSING AN IRON PIN FOUND AT 25.28' IN ALL A Distance Of 39.56' To A 6" WALNUT; Thence N 63°27'26" E For A Distance Of 157.51' To A 12" MULBERRY; Thence N 44°28'15" E For A Distance Of 107.75' To AN IRON PIN FOUND; Thence N 03°41'27" W For A Distance Of 281.85' To A 18" POST OAK; Thence N 05°34'54" W For A Distance Of 123.77' To A 14" WHITE OAK; Thence N 16°17'59" W For A Distance Of 74.32' To A 16" WHITE OAK; Thence N 05°43'04" W For A Distance Of 123.42' To A 14" RED OAK; Thence N 33°01'32" W For A Distance Of 78.82' To A 12" SASSAFRAS; Thence N 21°12'49" W For A Distance Of 93.00' To A 10" SASSAFRAS; Thence N 16°32'41" W For A Distance Of 109.30' To A 6" HICKORY; SAID HICKORY BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence LEAVING PITTMAN AND SAID FENCE WITH A NEW DIVISION LINE, N 73°15'33" E For A Distance Of 319.74' To AN IRON PIN SET; SAID IRON PIN SET BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH SAID NEW DIVISION LINE, S 34°19'03" E For A Distance Of 36.00' To A WOOD FENCE POST; Thence S 32°08'46" E For A Distance Of 99.47' To A WOOD FENCE POST; Thence S 58°26'54" W For A Distance Of 82.13' To A WOOD FENCE POST; Thence S 01°33'06" E For A Distance Of 173.55' To A POINT IN A DITCH; Thence WITH SAID DITCH AND SAID NEW DIVISION LINE, S 07°43'11" E For A Distance Of 42.30' To A POINT; Thence S 28°15'32" E For A Distance Of 87.66' To A POINT; Thence S 01°04'52" W For A Distance Of 74.28' To A POINT; Thence S 01°36'34" W For A Distance Of 168.85' To A POINT; Thence S 01°13'35" W For A Distance Of 118.17' To A POINT; Thence S 16°07'50" E For A Distance Of 131.08' To AN IRON PIN SET AT THE END OF SAID DITCH; Thence S 10°44'08" E PASSING AN IRON PIN SET AT 354.46' IN ALL A Distance Of 371.01' To A POINT IN THE CENTER OF BLACKBURN ROAD; SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTH BOUNDARY OF J.W. SHOUSE ETUX; Thence WITH SHOUSE AND THE CENTERLINE OF SAID ROAD, N 84°43'07" W For A Distance Of 17.00' To A POINT; Thence N 84°54'42" W For A Distance Of 150.24' To A POINT; Thence N 68°53'09" W For A Distance Of 57.62' To A POINT; Thence N 40°03'53" W For A Distance Of 63.28' To A POINT; Thence N 39°57'32" W For A Distance Of 71.89' To A POINT; Thence N 64°34'00" W For A Distance Of 63.76' To A POINT; Thence N 74°36'10" W For A Distance Of 66.90' To A POINT; Thence S 75°35'50" W For A Distance Of 72.40' To The Point Of Beginning

And Containing 7.32 Acres AS SURVEYED BY KENNETH CARROLL, RLS
TENNESSEE LICENSE NUMBER 1335, DECEMBER 20TH, 2022.

THE ABOVE TRACT IS SUBJECT TO 15 FEET OF THE 30 FOOT R.O.W. OF
BLACKBURN ROAD.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO BROOKE
NOBLE AS RECORD IN RECORD BOOK R2875, PAGE 742 IN THE REGISTER'S
OFFICE OF MAURY COUNTY, TENNESSEE.

STEB_2

BROOKE NOBLE
TRACT 2
29.20 ACRES

BEING AND LYING IN THE 1ST CIVIL DISTRICT OF MAURY COUNTY,
TENNESSEE, AND LYING NORTH OF AND ADJACENT TO BLACKBURN ROAD
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A POINT IN THE CENTER OF BLACKBURN ROAD; SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTH BOUNDARY OF J.W. SHOUSE ETUX; Thence LEAVING SAID ROAD WITH A NEW DIVISION LINE, N 10°44'08" W PASSING AN IRON PIN SET AT 16.54' IN ALL A Distance Of 371.01' To AN IRON PIN SET IN A DITCH; Thence WITH SAID DITCH, N 16°07'50" W For A Distance Of 131.08' To A POINT; Thence N 01°13'35" E For A Distance Of 118.17' To A POINT; Thence N 01°36'34" E For A Distance Of 168.85' To A POINT; Thence N 01°04'52" E For A Distance Of 74.28' To A POINT; Thence N 28°15'32" W For A Distance Of 87.66' To A POINT; Thence N 07°43'11" W For A Distance Of 42.30' To A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence LEAVING SAID DITCH AN CONTINUING WITH SAID NEW DIVISION LINE, N 63°03'22" E PASSING AN IRON PIN SET AT 68.28' IN ALL A Distance Of 1264.40' To A 10" ELM; SAID ELM BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE WEST BOUNDARY OF WANDA FLY; Thence LEAVING SAID NEW DIVISION LINE WITH WANDA FLY AND A FENCE, S 15°56'49" W For A Distance Of 23.03' To A 14" WHITE OAK; Thence S 01°12'07" W For A Distance Of 141.17' To A 14" MAPLE; Thence S 14°48'37" W For A Distance Of 40.26' To A 20" RED OAK; Thence S 05°27'33" W For A Distance Of 1411.63' To AN IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHEAST CORNER OF HOWARD BLACKBURN; Thence LEAVING FLY WITH BLACKBURN AND A FENCE, N 87°20'36" W PASSING AN 8" IRONWOOD AT 501.97' AND AN IRON PIN FOUND AT 584.18' IN ALL A Distance OF 634.72' To A POINT IN THE CENTER OF BLACKBURN ROAD; Thence WITH THE CENTER OF SAID ROAD, N 56°27'33" W For A Distance Of 25.30' To A POINT; Thence N 80°14'25" W For A Distance Of 54.01' To A POINT; Thence PASSING THE NORTHEAST CORNER OF J.W. SHOUSE ETUX, N 84°43'07" W For A Distance Of 121.38' To The Point Of Beginning And Containing 29.20 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, DECEMBER 20TH, 2022.

ALSO CONVEYED HEREIN IS A NEW 50' INGRESS-EGRESS EASEMENT BEING DESCRIBED WITH THE CENTERLINE AS FOLLOWS:

Beginning At A POINT IN THE CENTER OF BLACKBURN ROAD; SAID POINT BEING THE NORTH BOUNDARY OF J.W. SHOUSE ETUX; Thence LEAVING SAID ROAD AND SHOUSE WITH AN EXISTING DRIVEWAY, N 15°33'46" W For A Distance Of 114.25' To A POINT; Thence N 25°57'38" W For A Distance Of 129.31' To

A POINT; Thence N 42°16'44" W For A Distance Of 254.95' To A POINT; Thence N 18°41'13" W For A Distance Of 119.05' To A POINT; Thence N 00°42'00" E For A Distance Of 64.22' To A POINT; Thence N 05°59'20" E For A Distance Of 250.48' To A POINT; Thence N 08°31'45" W For A Distance Of 65.50' To A POINT; Thence N 17°29'54" W For A Distance Of 128.88' To A POINT ON THE NORTH BOUNDARY OF THE ABOVE DESCRIBED TRACT.

THE ABOVE TRACT IS SUBJECT TO 15 FEET OF THE 30 FOOT R.O.W. OF BLACKBURN ROAD.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO BROOKE NOBLE AS RECORD IN RECORD BOOK R2875, PAGE 742 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

STEB_2

BROOKE NOBLE
TRACT 3
29.24 ACRES

BEING AND LYING IN THE 1ST CIVIL DISTRICT OF MAURY COUNTY AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At AN IRON PIN FOUND; SAID IRON PIN FOUND BEING THE
NORTHEAST CORNER OF THE TRACT BEING DESCRIBED THE SOUTHEAST
CORNER OF MARSHEL ANDERSON ETUX, AND THE WEST BOUNDARY OF
WANDA FLY; Thence WITH FLY AND FENCE, S 04°50'15" W PASSING THE
CENTER OF A TVA LINE AT 267.91' IN ALL A Distance Of 475.94' To A 10" ELM;
SAID ELM BEING THE SOUTHEAST CORNER OF THE TRACT BEING
DESCRIBED; Thence LEAVING FLY AND SAID FENCE WITH A NEW DIVISION
LINE S 63°03'22" W PASSING AN IRON PIN SET AT 1196.12' IN ALL A Distance Of
1264.40' To A POINT IN A DITCH; SAID POINT BEING THE SOUTHERN MOST
SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence
CONTINUING WITH SAID NEW DIVISION LINE N 01°33'06" W For A Distance Of
173.55' To A WOOD FENCE POST; Thence N 58°26'54" E For A Distance Of 82.13' To
A WOOD FENCE POST; Thence N 32°08'46" W For A Distance Of 99.47' To A WOOD
FENCE POST; Thence N 34°19'03" W For A Distance Of 36.00' To AN IRON PIN SET;
Thence S 73°15'33" W For A Distance Of 319.74' To A 6" HICKORY; SAID HICKORY
BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING
DESCRIBED AND THE EAST BOUNDARY OF DAVID PITTMAN ETUX; Thence
LEAVING SAID NEW DIVISION LINE WITH PITTMAN AND A FENCE N
21°44'45" W For A Distance Of 117.70' To A 14" ELM; Thence N 27°07'37" W For A
Distance Of 89.21' To A 8" HICKORY; Thence N 33°42'39" W For A Distance Of
119.30' To AN IRON PIN FOUND; Thence N 31°15'54" E For A Distance Of 366.88' To
A 14" WALNUT; Thence N 49°02'46" W For A Distance Of 63.77' To A 8"
HACKBERRY; Thence N 19°31'13" W For A Distance Of 22.87' To A 10"
HACKBERRY; Thence N 33°53'59" W For A Distance Of 62.82' To A 10" WALNUT;
Thence N 42°16'56" W For A Distance Of 73.50' To A 12" WALNUT; Thence N
36°51'53" W For A Distance Of 82.16' To A 10" SASSAFRAS; Thence N 38°49'11" W
For A Distance Of 70.25' To A 14" WHITE OAK; Thence N 54°05'37" W For A
Distance Of 161.88' To A 8" IRONWOOD; SAID IRONWOOD BEING THE
NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE NORTHEAST
CORNER OF DAVID PITTMAN ETUX, THE SOUTHEAST CORNER OF JOHANNE
O'NEAL, AND THE SOUTHWEST CORNER OF AMYE HUMPHREY; Thence
LEAVING PITTMAN WITH HUMPHREY AND A FENCE, S 67°41'10" E For A
Distance Of 97.51' To AN IRON PIN FOUND; Thence S 85°20'36" E For A Distance Of
139.75' To AN IRON PIN FOUND; SAID IRON PIN FOUND BEING THE
SOUTHEAST CORNER OF AMYE HUMPHREY AND THE SOUTHWEST CORNER
OF EUGENE TENNYSON ETUX; Thence LEAVING HUMPHREY WITH
TENNYSON AND A FENCE, S 84°52'43" E For A Distance Of 383.98' To AN IRON
PIN FOUND; Thence S 86°45'28" E For A Distance Of 108.31' To A 10" HICKORY;
Thence N 84°06'45" E For A Distance Of 45.84' To A 12" HICKORY; Thence N

67°08'05" E For A Distance Of 46.65' To AN IRON PIN FOUND; Thence S 66°46'46" E For A Distance Of 58.43' To A 14" MAPLE; Thence S 82°19'29" E For A Distance Of 199.01' To A 15" MAPLE; Thence N 87°22'47" E For A Distance Of 74.00' To AN IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF EUGENE TENNYSON ETUX AND THE SOUTHWEST CORNER OF MARSHEL ANDERSON ETUX; Thence LEAVING TENNYSON WITH ANDERSON AND A FENCE, S 85°27'07" E PASSING THE CENTER OF A TVA LINE AT 419.55' IN ALL A Distance Of 514.80' To A 4" DOGWOOD; Thence S 81°05'49" E For A Distance Of 161.51' To The Point Of Beginning And Containing 29.24 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, DECEMBER 20TH, 2022.

ALSO CONVEYED HEREIN IS A NEW 50' INGRESS-EGRESS EASEMENT BEING DESCRIBED WITH THE CENTERLINE AS FOLLOWS:

Beginning At A POINT IN THE CENTER OF BLACKBURN ROAD; SAID POINT BEING THE NORTH BOUNDARY OF J.W. SHOUSE ETUX; Thence LEAVING SAID ROAD AND SHOUSE WITH AN EXISTING DRIVEWAY, N 15°33'46" W For A Distance Of 114.25' To A POINT; Thence N 25°57'38" W For A Distance Of 129.31' To A POINT; Thence N 42°16'44" W For A Distance Of 254.95' To A POINT; Thence N 18°41'13" W For A Distance Of 119.05' To A POINT; Thence N 00°42'00" E For A Distance Of 64.22' To A POINT; Thence N 05°59'20" E For A Distance Of 250.48' To A POINT; Thence N 08°31'45" W For A Distance Of 65.50' To A POINT; Thence N 17°29'54" W For A Distance Of 128.88' To A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO BROOKE NOBLE AS RECORD IN RECORD BOOK R2875, PAGE 742 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.