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SURVEYOR'S DESCRIPTION

THE JO ANN STEPHENS PROPERTY

POWELL SULLIVAN ROAD

TAX MAP 75, PARCEL 23.02

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND SITUATED IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, BEING SHOWN ON WILLIAMSON COUNTY TAX MAP 75 AS PARCEL 23.02, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (FOUND) IN THE SOUTHERLY MARGIN OF POWELL SULLIVAN ROAD, SAID CONCRETE MONUMENT (FOUND) BEING THE NORTHEAST CORNER OF THE SALLY CUMMINGS PROPERTY AS OF RECORD IN DEED BOOK 4184, PAGE 253 FILED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (R.O.W.C., TN), AND SAID CONCRETE MONUMENT (FOUND) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY MARGIN OF POWELL SULLIVAN ROAD ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 175.20', THROUGH A CENTRAL ANGLE OF 31°31'22", AN ARC LENGTH OF 96.39', A CHORD BEARING OF S59°45'40"E, AND A CHORD DISTANCE OF 95.18' TO A POINT;

THENCE, CONTINUING WITH THE SOUTHERLY MARGIN OF POWELL SULLIVAN ROAD, S43°59'59"E, 318.97' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING A COMMON CORNER WITH THE CHARLES W. BROOKS, III AND ELEANOR H. BROOKS PROPERTY AS OF RECORD IN DEED BOOK 6743, PAGE 52, (R.O.W.C., TN), AND SAID IRON ROD (FOUND) ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A COMMON LINE WITH THE CHARLES W. BROOKS, III AND ELEANOR H. BROOKS PROPERTY AS OF RECORD IN DEED BOOK 6743, PAGE 52, (R.O.W.C., TN), THE FOLLOWING TWO (2) COURSES:

THENCE, S08°10'39"W, 225.13' TO AN IRON ROD (FOUND);

THENCE, GENERALLY WITH A FENCE LINE, N45°54'14"W, 419.81' TO AN IRON ROD (FOUND) IN THE EASTERLY LINE OF THE SALLY CUMMINGS PROPERTY AS OF RECORD IN DEED BOOK 4184, PAGE 253, (R.O.W.C., TN), SAID IRON ROD (FOUND) BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF THE SALLY CUMMINGS PROPERTY AS OF RECORD IN DEED BOOK 4184, PAGE 253, (R.O.W.C., TN), N08°07'39"E, 210.21' TO THE POINT OF BEGINNING. CONTAINING 1.80 ACRES, MORE OR LESS.

Prepared By: H & H Land Surveying, Inc.

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