

JOE L. McGAW

ALMA J. McGAW

NATCHEZ TRACE ROAD

51.53 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 128, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 2nd CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY NATCHEZ TRACE ROAD AND INTERSTATE 840 ON THE SOUTH; HOMER STEWART ON THE WEST; ALBERT G. CAUM AND JOHN EARLY ANDREWS REVOCABLE TRUST ON THE NORTH; JOHN EARLY ANDREWS AND FOX BROTHERS PROPERTIES OF MOBLEY CUT ROAD ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE R.O.W. MONUMENT (N 545518.77 E 1656795.36) ON THE NORTH RIGHT OF WAY OF INTERSTATE 840, NORTH OF NATCHEZ TRACE ROAD. (LOCATED N00°28'40"E 14.54' FROM AN EXISTING CONCRETE R.O.W. MONUMENT, THE SOUTHEAST CORNER OF HOMER STEWART (REF. DEED BOOK 1253 PAGE 937 R.O.W.C.- PROPERTY MAP 128 PARCEL 16), THENCE FROM THE POINT OF BEGINNING WITH STEWART'S EAST LINE N03°39'45"E 291.48' TO AN EXISTING T-POST IN A FENCE; THENCE N04°12'49"E 255.78' TO AN EXISTING 1" IRON PIPE (BENT), THE SOUTHWEST CORNER OF ALBERT G. CAUM (REF. DEED BOOK 1476 PAGE 689 R.O.W.C.- PROPERTY MAP 128 PARCEL 23.01); THENCE WITH CAUM'S SOUTH FENCE LINE S78°15'13"E 363.90' TO AN IRON PIN SET; THENCE S79°15'12"E 733.38' TO AN IRON PIN SET; THENCE S85°49'24"E 227.67' TO A 24" MAPLE; THENCE N68°03'58"E 116.80' TO AN EXISTING ½" IRON PIN AT A DEAD TREE; THENCE N51°15'14"E 281.41' TO AN EXISTING 2" IRON PIPE (BENT), THE SOUTHWEST CORNER OF JOHN EARLY ANDREWS REVOCABLE TRUST (REF. DEED BOOK 7223 PAGE 9 R.O.W.C.- PROPERTY MAP 129 PARCEL 1); THENCE WITH ANDREWS' SOUTH AND WEST LINES N64°11'50"E 310.22' TO FLAGGED 16" BEECH; THENCE N55°05'43"E 273.12' TO AN EXISTING CONCRETE MONUMENT; THENCE S23°12'37"E 353.63' TO AN EXISTING T-POST IN A FENCE; THENCE S07°30'05"E 241.38' TO AN EXISTING CONCRETE MONUMENT; THENCE S82°32'12"E 229.98' TO AN IRON PIN SET IN A FENCE, THE NORTHWEST CORNER OF FOX BROTHERS PROPERTIES OF MOBLEY CUT ROAD (REF. DEED BOOK 5937 PAGE 528 R.O.W.C.- PROPERTY MAP 128 PARCEL 24.01); THENCE WITH FOX BROTHERS' WEST LINES S51°17'27"W 564.56' TO AN EXISTING ½" IRON PIN; THENCE N25°36'42"W 165.00' TO AN IRON PIN SET; THENCE S19°24'52"W 113.99' TO AN IRON PIN SET; THENCE S18°37'12"E 240.04' TO AN IRON PIN SET; THENCE S00°47'27"W 546.68' TO AN IRON PIN SET IN THE NORTH RIGHT OF WAY OF THE AFOREMENTIONED INTERSTATE 840 AND NATCHEZ TRACE ROAD; THENCE WITH THE R.O.W. OF INTERSTATE 840, N40°41'22"W 190.60' TO AN EXISTING CONCRETE R.O.W. MONUMENT; THENCE N88°49'12"W 134.51' TO AN EXISTING CONCRETE R.O.W. MONUMENT; THENCE N88°49'52"W 747.89' TO AN EXISTING CONCRETE R.O.W. MONUMENT; THENCE N57°36'17"W 1283.96' TO THE POINT OF BEGINNING, CONTAINING 51.53 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAIN R,L,S, # 1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED JUNE 27, 2022.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOE L. McGAW, JR. AND WIFE, ALMA J. McGAW TO THE JOE L. McGAW, JR. AND ALMA J. McGAW REVOCABLE LIVING TRUST DATED SEPTEMBER 09, 1998 AND RECORDED IN DEED BOOK 1724 PAGE 20 ON SEPTEMBER 10, 1998 IN THE REGISTER;S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

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

