

minutes 14 seconds East 112.54 feet to a point; thence South 04 degrees 55 minutes 17 seconds West 44.77 feet to an iron pin (Armour); thence North 80 degrees 12 minutes 50 seconds West 36.67 feet to an iron pin; thence South 51 degrees 59 minutes 31 seconds West 187.50 feet to an iron pin; thence South 10 degrees 28 minutes 56 seconds East 32.13 feet to an iron pin (Highway 85); thence with Highway 85 right-of-way South 78 degrees 40 minutes 18 seconds West 301.54 feet to the point of **BEGINNING**, containing 5.23 acres, as shown as Tract #2 on survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated February 20, 1998.

Included in the above legal description, but specifically excluded from conveyance herein is 0.130 acre conveyed to the state of Tennessee, of record in Record Book 20, Page 440, R.O.S.C.T.

Also included in the conveyance is a perpetual right of way in favor of grantee over grantor's remaining property (Record Book 112, Page 91) near the southeast margin of tract # 2 where Record Book 112, Page 91 lies and continuing north along the eastern portion of Tract # 2 of the above property.

BEING the same property vested in Jeffrey A. Keesee and wife, Angela G. Keesee, by deed from Lanny Dixon and wife, Kathy Dixon, dated September 12, 2003, of record in Record Book 92, Page 162, Register's Office for Smith County, Tennessee.

This conveyance is subject to the following:

1. Easement in favor of Middle Tennessee Utility District of record in Deed Book 144, Page 211, Register's Office for Smith County, Tennessee.
2. A 40-foot-wide Driveway Easement for the benefit of an adjacent owner, Armour, as shown on the unrecorded survey by Carroll Carman, TN RLS # 910, dated February 20, 1998.
3. Reservation of a perpetual driveway right of way in favor of the grantors, Jeffrey A. Keesee and wife, Angela G. Keesee for the use of the current driveway over the southeastern and eastern boundary of Tract # 2 for the purpose of ingress and egress to remaining property of the Grantors.
4. There shall only be one dwelling placed upon the 10.24 acres above unless Jeffery Kessee is deceased or written permission is obtained to place multiple dwellings upon the tracts above.

This is unimproved property located on Defeated Creek Highway, Carthage, Tennessee.

Possession: Date of deed
2021 Taxes Prorated
Map: 31; Parcel: 9.01 (part of)

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said **JAMIE PETTY**, his heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.