Classic Country Land, LLC
DECLARATION OF COVENANTS AND RESERVATIONS
From: 7/1/2026
Classic Country Land, LLC a Nevada LLC is the owner of the following described real property situated in Carroll County, Tennessee to wit:

Property Name: Bluebird Ranch

LEGAL DESCRIPTION - Please see “Exhibit A”

SECTION I: The following reservations and restrictive covenants are imposed upon the Property all of which are to be construed as covenants running with the title to the Property and with every part thereof.

Classic Country Land, LLC intends to subdivide the property and sell the property in parcels and desires to protect the property from environmental harm and unpleasant living conditions.

The foregoing reservations and restrictive covenants are to run with title to the Property and shall be binding upon all parties and all persons owning any part of the Property and shall continue in force until 7/1/2056, and shall automatically be extended thereafter for successive periods of ten years, provided however, that the then-owners of two-thirds of the square feet of surface area contained in the Property may vote to change these reservations and restrictive covenants in whole or in part at any time.
If the owner or any person in possession of any part of the Property shall violate any of the reservations and restrictive covenants herein set forth, it shall be lawful for any other person owning any part of the Property to prosecute any proceedings at law or in equity against any person or persons violating any such reservations and restrictive covenants either to prevent the violation thereof, or to recover damages, or both. Invalidation of any of these reservations and restrictive covenants by judgment or court order shall in no wise affect any of the other restrictions and restrictive covenants all of which shall remain in full force and effect.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only. No commercial activity is permitted, including but not limited to the growing, cultivation, manufacturing, warehousing, possession, sale, or distribution of marijuana or products containing marijuana for commercial purposes or in violation of applicable laws. One (1) greenhouse for personal use is allowed, provided it does not exceed 200 square feet (e.g., an 8'x24' greenhouse is 192 square feet). All uses shall comply with Tennessee State Building Codes and if applicable, Carroll County Building and Zoning Department

regulations and permitted uses.The property shall not be used for any commercial purpose, and no commercial activity shall be engaged in thereon.

Dwelling Type: Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

Pets and Livestock: Farm animals are permitted with exceptions. Such animals shall not create a nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. For personal, non-commercial use only, no more than two (2) swine may be kept on any parcel at any given time.

A parcel may be used for ranching, including the keeping of horses and cattle, provided the parcel is properly fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted.

No more than three (3) dogs are permitted on any parcel. All animals must be securely contained within the boundaries of the property at all times and shall not be permitted to roam off the property.

Waste and Debris: Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited.

Environmental Protection: Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

Nuisance and Compliance: No nuisance or offensive activity shall be maintained, allowed, or permitted on the property, and no use thereof shall be made or permitted which may be noxious, offensive, or detrimental to health or the use of any surrounding property, or which will create or emit any objectionable, offensive, or noxious odors, dust, gases, fumes, or other such material, or which will in any manner violate any applicable zoning ordinance or other regulations. No activity on the property shall be in violation of any applicable laws.

Roads: Deeded easements for all roads have been recorded. Individual owners are permitted to maintain these roads, however they are not obligated to do so. The use of commercial vehicles and heavy equipment is expressly prohibited, except when necessary for construction purposes. Should any road damage be incurred due to such use, the owners of said vehicles and/or equipment shall be required to repair the road to its original condition. If the owners of said vehicles and/or equipment are not the property owners, then the property owner shall ultimately be financially responsible for any and all damage and shall be required to indemnify and hold harmless all other owners. Delivery vehicles are permitted to use the access roads.

Structure/Fencing Setbacks: Owners must keep all required setbacks and easements clear of any structures, materials, or objects placed, stored, or erected. The designated setbacks are as follows: seventy (70) feet from any access road or recorded road easement and fifty (50) feet from any parcel boundary. Additionally, a twenty (20) foot interior perimeter utility and access easement is reserved along all parcel boundaries. Fences and mailboxes are the sole exemptions to the 70'/50' setbacks; however, they shall not encroach upon or interfere with any road or utility easement.

Additional Subdivision of Parcels: No parcel may be subdivided into more than 2 parcels without the express written consent of the Seller.

Covenant Violations: In the event of a violation, Classic Country Land, LLC will make reasonable attempts to contact the Owner by phone or email within five (7) days of the violation being identified. If the violation is not resolved within those 5 days, whether due to unsuccessful contact attempts or failure to cure following contact, written notice shall be provided via certified mail, return receipt requested. The Owner shall have fourteen (14) days from the date notice is mailed to fully remedy the violation. If the violation is not cured within said 14-day period, Classic Country Land, LLC reserves the right to pursue any and all remedies available at law or in equity, including but not limited to: injunctive relief to compel compliance, recovery of damages caused by the violation, and recovery of reasonable attorney fees and costs incurred in enforcement. Additionally, any neighboring owner of any part of the property shall have independent standing to pursue the same remedies against a violating owner.

SECTION II: The foregoing reservations and restrictive covenants are to run with the land until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.

Residing on the Property: You agree not to take up residence on the property until you have completed a Residency Permit from Classic Country Land, LLC. You further agree to keep Classic Country Land, LLC apprised of your full-time address.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes commercial growing of marijuana. One (1) greenhouse for personal use is allowed, so long as it is not larger than 200 square feet (an 8'x24' greenhouse is 192 square feet for example). All uses shall comply with Tennessee State Building Codes and if applicable, Carroll County Building and Zoning Department regulations and permitted uses.The property shall not be used for any commercial purpose, and no commercial activity shall be engaged in thereon.

Dwelling Type: Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

Subleasing: You agree not to rent, lease, sublet, loan, or assign any part of this property for the duration of this Contract for Deed.

Pets and Livestock: Farm animals are permitted with exceptions. Such animals shall not create a nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. For personal, non-commercial use only, no more than two (2) swine may be kept on any parcel at any given time.

A parcel may be used for ranching, including the keeping of horses and cattle, provided the parcel is properly fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted.

No more than three (3) dogs are permitted on any parcel. All animals must be securely contained within the boundaries of the property at all times and shall not be permitted to roam off the property.

Utility/Water Installation: Any utility construction on a parcel shall be the Buyer's responsibility at the Buyer's sole expense. Any well drilled on a parcel will also be the Buyer's responsibility and sole expense. Well permits must be obtained from the county if required.

Waste and Debris: Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited.

Septic Systems: If occupied by a residence; a septic system, composting system, a maintained portable toilet, or outhouse must be constructed in accordance with all federal, state, and local standards.

Environmental Protection and Cutting Timber: You agree not to cut or remove marketable timber (Any tree with a stump diameter of 16" and larger, no lower than 6" from ground level) from the property without the express written permission of Classic Country Land, LLC during the term of indebtedness. Should you violate this clause by cutting any tree or trees of stated size without permission, you agree to pay Classic Country Land, LLC not less than $1,000 per tree cut. The beauty of the property is in the mixture of trees and open space. Trees having a stump diameter of 16" and larger, no lower than 6" from ground level may only be cut if the following conditions are met: a) are dead or dying or b) removal is required to clear land for building sites, access roads, fire prevention, enable installation of utilities, view corridors, or recreational open space. In any event, not more than twenty percent (20%) of any one parcel may be cut or cleared. Any timber cut from the property shall not be removed from the premises or sold for profit; including but not limited to logs, lumber, firewood, etc. Commercial wood harvesting is prohibited. Excavation and selling of surface or subsurface rock is prohibited. Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

Nuisance and Compliance: No nuisance or offensive activity shall be maintained, allowed, or permitted on the property, and no use thereof shall be made or permitted which may be noxious, offensive, or detrimental to health or the use of any surrounding property, or which will create or emit any objectionable, offensive, or noxious odors, dust, gases, fumes, or other such material, or

which will in any manner violate any applicable zoning ordinance or other regulations. No activity on the property shall be in violation of any applicable laws.

Hunting: Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from any of the access roads within the property. Please contact the State Wildlife Dept. for required licenses and seasons.

Roads: Deeded easements for all roads have been recorded. Individual owners are permitted to maintain these roads, however they are not obligated to do so. The use of commercial vehicles and heavy equipment is expressly prohibited, except when necessary for construction purposes. Should any road damage be incurred due to such use, the owners of said vehicles and/or equipment shall be required to repair the road to its original condition. If the owners of said vehicles and/or equipment are not the property owners, then the property owner shall ultimately be financially responsible for any and all damage and shall be required to indemnify and hold harmless all other owners. Delivery vehicles are permitted to use the access roads.

Structure/Fencing Setbacks: Owners must keep all required setbacks and easements clear of any structures, materials, or objects placed, stored, or erected. The designated setbacks are as follows: seventy (70) feet from any access road or recorded road easement and fifty (50) feet from any parcel boundary. Additionally, a twenty (20) foot interior perimeter utility and access easement is reserved along all parcel boundaries. Fences and mailboxes are the sole exemptions to the 70'/50' setbacks; however, they shall not encroach upon or interfere with any road or utility easement.

Additional Subdivision of Parcels: No parcel may be subdivided until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.

Covenant Violations: In the event of a covenant violation, Classic Country Land, LLC will make reasonable attempts to contact the Owner by phone or email within five (7) days of the violation being identified. If the violation is not resolved within those 7 days, whether due to unsuccessful contact attempts or failure to cure following contact, written notice shall be provided via certified mail, return receipt requested. The Owner shall have fourteen (14) days from the date notice is mailed to fully remedy the violation. If the violation is not cured within said 14-day period, the Owner shall pay Classic Country Land, LLC $25.00 per day beginning on day 15, and continuing each day thereafter until the violation is fully confirmed as cured to the satisfaction of Classic Country Land, LLC. Accrued daily fees shall be added to the Owner's account balance and shall be applied before any regularly scheduled contract payment. Failure to cure the violation may also constitute a default under the Contract for Deed and subject the Owner to the remedies set forth therein.

No deviation of any kind shall be permitted from these covenants unless written permission is granted from the Seller.

Exhibit "A"

T R A C T # 1:
A parcel of land, lying and being situated in the Fifth Civil District of Carroll County, Tennessee, and being a portion of the property inherited by William H. Lassiter, Jr., and W. Kent Jones as beneficiaries of the Last Will and Testament of William H. Lassiter as recorded in Will Book J, Page 77 in the Probate Court Office of Carroll County, Tennessee, and being more particularly described as follows: Commencing on a point in the south right-of-way of Old Stage Road (based on a total width of 60 feet) at the northwest corner of a 0.93 acre tract (Tract No. 4), the same being the northeast corner of the Michael Lynn Wilson and wife, Deborah Jean Wilson, property recorded in Deed Book 243, Page 636 in the Register's Office of Carroll County, Tennessee, and runs thence, with the south right-of-way of Old Stage Road as follows: North 74 degrees 23 minutes 32 seconds East, 122.23 feet to a point; North 69 degrees 15 minutes 15 seconds East, 49.81 feet, to a utility pole with transformer at the northeast corner of Tract No. 4 and the northwest corner of a 327.38 acre tract (Tract No. 3); thence, continuing with the south right-of-way of Old Stage Road, as follows: North 69 degrees 15 minutes 15 seconds East, 60.14 feet, to a point; North 63 degrees 01 minutes 01 seconds East, 156.88 feet, to a point; North 61 degrees 00 minutes 01 seconds East, 72.49 feet, to a point; North 65 degrees 06 minutes 14 seconds East, 66.76 feet, to a point; North 70 degrees 06 minutes 39 seconds East, 140.63 feet, to a point; North 64 degrees 28 minutes 31 seconds East, 82.45 feet, to a point; North 54 degrees 47 minutes 40 seconds East, 129.87 feet, to a point; North 50 degrees 48 minutes 36 seconds East, 126.53 feet, to a point; North 47 degrees 23 minutes 21 seconds East, 168.39 feet, to a point; North 50 degrees 15 minutes 47 seconds East, 152.90 feet, to a point; North 61 degrees 42 minutes 42 seconds East, 64.74 feet, to a point; North 67 degrees 50 minutes 43 seconds East, 107.17 feet, to a point; North 68 degrees 4 minutes 29 seconds East, 188.71 feet, to a point; North 72 degrees 47 minutes 56 seconds East, 147.99 feet, to a point; North 76 degrees 51 minutes 55 seconds East, 139.05 feet, to a point; North 75 degrees 4 minutes 37 seconds East, 74.69 feet, to a point; North 68 degrees 25 minutes 54 seconds East, 83.42 feet, to a point; North 56 degrees 44 minutes 45 seconds East, 71.62 feet, to a point; North 45 degrees 24 minutes 49 seconds East, 397.58 feet, to a 1/2-inch iron rod set with aluminum cap stamped "PLS INC JACKSON TN" (which is typical of all monuments set during the course of this survey) in the south right-of-way of Old Stage Road at an angle point in the north boundary of Tract No. 3, the same being the northwest corner of the Ezra Martin and wife, Jewell Martin, property (Deed Book 304, Page 437); thence, North 87 degrees 13 minutes 4 minutes West, 80.85 feet, crossing Old Stage Road, to a 1/2-inch iron rod set in the north right-of-way of Old Stage Road at the

southeast corner of this tract, the same being the southwest corner of a 76.53 acre tract (Tract No. 2), the easternmost corner of the Mary Ann Shattuck property (Deed Book 291, Page 212) and the TRUE POINT OF BEGINNING OF THIS TRACT; thence, North 86 degrees 19 minutes 04 seconds West, 673.18 feet, with the north boundary of Shattuck, to a 6-inch cedar post at the northwest corner of Shattuck and the northeast corner of the Joseph Rex Donaldson property (Deed Book 227, Page 202); thence, North 87 degrees 29 minutes 33 seconds West, 956.09 feet, with the north boundary of Donaldson, David MeInnis and wife, Lynda McInnis (Deed Book 282, Page 561) and Randall Ross and wife, Lillie Ross (Deed Book 287, Page 349), respectfully, to a 1/2-inch iron rod set at an interior ell corner of this tract and the northernmost northwest corner of Ross; thence, South 02 degrees 1 minutes 28 seconds West, 198.00 feet, with a west boundary of Ross, to a 1/2-inch iron rod set at an exterior ell corner of this tract, the same being an interior ell corner of Ross; thence, North 86 degrees 47 minutes 01 seconds West, 353.74 feet, with the north boundary of Ross and William A. Chism (Deed Book 244, Page 481), respectfully, to a 1-inch iron tubing stake found at the southernmost southwest corner of this tract, the same being the northwest corner of Chism and a point in the east boundary of Joseph Rex Donaldson (Deed Book 227, Page 202); thence, North 04 degrees 24 minutes 30 seconds East, 402.30 feet, with the east boundary of Donaldson, to an iron rod found with surveyor's identification cap stamped "BMA-898" at the northeast corner of Donaldson and the southeast corner of the Jay Arnold and wife, Victoria Lowe Arnold property (Deed Book 288, Page 508); thence, North 00 degrees 59 minutes 10 seconds West, 221.16 feet, with the east boundary of Arnold, to an iron rod found with surveyor's identification cap stamped "BMA-898" at the northeast corner of Arnold and the southeast corner of the Joseph Rex Donaldson property (Deed Book 227, Page 202); thence, North 08 degrees 23 minutes 26 seconds West, 359.98 feet, with the east boundary of Donaldson, to an iron rod found with surveyor's identification cap stamped "TN 824-1508" at the northeast corner of Donaldson and the southeast corner of the Harold E. Noah and wife, Shirley Noah, property (Deed Book 291, Page 632); thence, North 07 degrees 24 minutes 52 seconds West, 248.91 feet, with the cast boundary of Noah, to a 1/2-inch iron rod found at the northeast corner of Noah and the southeast corner of Christopher A. Galloway and wife, Jovone K. Galloway (Deed Book 294, Page 64); thence, North 03 degrees 36 minutes 00 seconds West, 377.53 feet, with the east boundary of Galloway, to an iron rod found with surveyor's identification cap stamped "BMA-898" at the northeast corner of Galloway and the southeast corner of the Margaret Huey and Jennifer Huey property (Deed Book 301, Page 296); thence, North 05 degrees 1 minutes 12 seconds East, 777.34 feet, with the east boundary of Huey to a 1/2-inch iron rod set at an interior ell corner of this tract, the same being the northeast corner of Huey and the northeast corner of the Nettie Z. Haaker property (Deed Book 254, Page 370); thence, North 88 degrees 09 minutes 06 seconds West, 1,505.27 feet, with the north boundary of Haaker, to a 1/2-inch iron rod set at the westernmost southwest corner of this tract, the same being a point in the north boundary of Haaker and an exterior corner of the Lonnie McCullough and wife, Cassie Anna McCullough, property (Deed Book 73, Page 222); thence, North 01

degrees 50 minutes 54 seconds East, 2,411.79 feet, with the east boundary of McCullough and Beverly Chesser (Deed Book 226, Page 21), respectfully, to a steel fence post found at the northwest corner of this tract, the same being the northeast corner of Chesser and a point in the south boundary of the John Thomsen property (Deed Book 217, Page 689); thence, South 85 degrees 49 minutes 07 seconds East, 1,362.76 feet, with a south boundary of Thomsen, to a 1/2-inch iron rod set at a fence intersection at the northernmost northeast corner of this tract and an interior ell corner of Thomsen; thence, South 01 degrees 44 minutes 51 seconds West, 1,383.79 feet, to a steel fence post found at an interior ell corner of this tract and an exterior corner of Thomsen; thence, South 87 degrees 30 minutes 48 seconds East, 1,415.95 feet, to a 1/2-inch steel pipe found at an exterior ell corner of this tract and an interior ell corner of Thomsen; thence, South 01 degrees 49 minutes 24 seconds West, 687.99 feet, with an east boundary of Thomsen, to a 2-inch flat iron stake found at an interior ell corner of this tract and an exterior ell corner of Thomsen; thence, South 86 degrees 37 minutes 38 seconds East, 200.00 feet, with a south boundary of Thomsen, to a 1/2-inch iron rod set at the easternmost northeast corner of this tract, the same being a point in a south boundary of Thomsen and the northwest corner of a 76.53 acre tract (Tract No. 2), the property of William H. Lassiter, Jr., and wife, Susan Lassiter, and W. Kent Jones and wife, Charlene Jones (Deed Book 257, Page 100); thence, South 1 degrees 40 minutes 06 seconds East, 2,551.67 feet, with the west boundary of Tract No. 2, to the Point of Beginning. Containing 198.8 acres within these bounds. Description taken from survey of Paul C. Henson, Professional Land Services, Jackson, TN, Tennessee RLS No. 1922, July 25, 2000.

TRACT # 2:
A parcel of land, lying and being situated in the Fifth Civil District of Carroll County, Tennessee, and being a the property transferred and conveyed to William H. Lassiter, Jr., and wife, Susan Lassiter, and W. Kent Jones and wife, Charlene Jones, by Quitclaim Deed of the W. H. Lassiter Estate on December 31, 1992, and recorded in Deed Book 257, Page 100 in the Register's Office of Carroll County, Tennessee, and being more particularly described as follows: Commencing on a point in the south right-of-way of Old Stage Road (based on a total width of 60 feet) at the northwest corner of a 0.93 acre tract (Tract No. 4), the same being the northeast corner of the Michael Lynn Wilson and wife, Deborah Jean Wilson, property recorded in Deed Book 243, Page 636 in the Register's Office of Carroll County, Tennessee, and runs; thence, with the south right-of-way of Old Stage Road as follows: North 74 degrees 23 minutes 32 seconds East, 122.23 feet to a point; North 69 degrees 15 minutes 15 seconds East, 49.81 feet, to a utility pole with transformer at the northeast corner of Tract No. 4 and the northwest corner of a 327.38 acre tract (Tract No. 3); thence, continuing with the south right-of-way of Old Stage Road, as follows: North 69 degrees 15 minutes 15 seconds East, 60.14 feet, to a point; North 63 degrees 01 minutes 01 seconds East, 156.88 feet, to a point; North 61 degrees 00 minutes 01 seconds East, 72.49 feet, to a point; North 65 degrees 06 minutes 14 seconds East, 66.76 feet, to a point; North 70 degrees 06 minutes 39 seconds East, 140.63 feet, to a point; North 64 degrees 28 minutes 31

seconds East, 82.45 feet, to a point; North 54 degrees 47 minutes 40 seconds East, 129.87 feet, to a point; North 50 degrees 48 minutes 36 seconds East, 126.53 feet, to a point; North 47 degrees 23 minutes 21 seconds East, 168.39 feet, to a point; North 50 degrees 15 minutes 47 seconds East, 152.90 feet, to a point; North 61 degrees 42 minutes 42 seconds East, 64.74 feet, to a point; North 67 degrees 50 minutes 43 seconds East, 107.17 feet, to a point; North 68 degrees 4 minutes 29 seconds East, 188.71 feet, to a point; North 72 degrees 47 minutes 56 seconds East, 147.99 feet, to a point; North 76 degrees 51 minutes 55 seconds East, 139.05 feet, to a point; North 75 degrees 4 minutes 37 seconds East, 74.69 feet, to a point; North 68 degrees 25 minutes 54 seconds East, 83.42 feet, to a point; North 56 degrees 44 minutes 45 seconds East, 71.62 feet, to a point; North 45 degrees 24 minutes 49 seconds East, 397.5 8 feet, to a 1/2-inch iron rod set with aluminum cap stamped "PLS INC JACKSON TN" (which is typical of all monuments set during the course of this survey) in the south right-of-way of Old Stage Road at an angle point in the north boundary of Tract No. 3, the same being the northwest corner of the Ezra Martin and wife, Jewell Martin, property (Deed Book 304, Page 437); thence, North 87 degrees 13 minutes 4 minutes West, 80.85 feet, crossing Old Stage Road, to a 1/2-inch iron rod set in the north right-of-way of Old Stage Road at the southwest corner of this tract, the same being the southeast corner of a 199.73 acre tract (Tract No. 1), the easternmost corner of the Mary Ann Shattuck property (Deed Book 291, Page 212) and the TRUE POINT OF BEGINNING OF THIS TRACT; thence, North 1 degrees 40 minutes 06 seconds West, 2,551.67 feet, with the east boundary of Tract No. 1, to a 1/2-inch iron rod set at the northwest corner of this tract, the same being the northeast corner of Tract No. 1 and a point in the south boundary of the John Thomsen property (Deed Book 217, Page 689); thence, South 86 degrees 37 minutes 38 seconds East, 847.58 feet, with the south boundary of the Thomsen property, to a fence corner at the southeast corner of Thomsen and the southwest corner of the Nellie Price Tharpe, et al., property (Deed Book 264, Page 535); thence, South 87 degrees 4 minutes 18 seconds East, 571.23 feet, with the south boundary of Tharpe, et al., to a steel fence post found at the southeast corner of Tharpe, et al., and the southwest corner of the Clarence Forsythe and wife, Laquita A. Forsythe, property (Deed Book 235, Page 190); thence, South 87 degrees 51 minutes 52 seconds East, 769.61 feet, with the south boundary of Forsythe to a 3/8-inch iron rod found in the south boundary of Forsythe and the northwest corner of the Robert J. Agee, III, and wife, Barbara A. Agee, property (Deed Book 299, Page 571); thence, South 02 degrees 4 minutes 19 seconds West, 1,081.93 feet, with the west boundary of Agee, passing a 3/8-inch iron rod found, and continuing 3.20 feet with the west boundary of Agee, a total of 1,085.13 feet, to a point in the north right-of-way of Old Stage Road at the southeast corner of this tract and the southwest corner of Agee; thence, with the north right-of-way of Old Stage Road, as follows: South 71 degrees 58 minutes 12 seconds West, 78.43 feet, to a point; South 67 degrees 48 minutes 08 seconds West, 104.69 feet, to a point; South 62 degrees 4 minutes 16 seconds West, 128.46 feet, to a point; South 59 degrees 09 minutes 47 seconds "West, 93.60 feet, to a point in the north right- of-way of Old Stage Road at an exterior ell corner of this tract and the easternmost corner of the True Tabernacle United Pentecostal

Church property; thence, with the church property, as follows: North 38 degrees 17 minutes 30 seconds West, 22.18 feet, to a 6-inch cedar post; North 38 degrees 17 minutes 30 seconds West, 143.60 feet, to a 1 1/2-inch angle iron found; South 55 degrees 01 minutes 23 seconds West, 275.09 feet, to a 1 1/2-inch angle iron found; South 38 degrees 17 minutes 30 seconds East, 163.91 feet, to a 1/2-inch iron rod set in the north right-of-way of Old Stage Road at and exterior ell corner of this tract and the southernmost corner of the church property, thence, with the north right-of-way of Old Stage Road as follows: South 49 degrees 14 minutes 30 seconds West, 209.13 feet, to a point; South 47 degrees 52 minutes 34 seconds West, 193.26 feet, to a point; South 47 degrees 24 minutes 06 seconds West, 277.42 feet, to a point; South 45 degrees 50 minutes 48 seconds West, 130.40 feet, to a point; South 4 degrees 18 minutes 31 seconds West, 140.11 feet, to a point; South 42 degrees 21 minutes 23 seconds West, 143.28 feet, to a point; South 4 degrees 04 minutes 57 seconds West, 151.08 feet, to a point; South 44 degrees 42 minutes 55 seconds West, 179.64 feet, to the Point of Beginning. Containing 76.53 acres within these bounds. Description taken from survey of Paul C. Henson, Professional Land Services, Jackson, TN, Tennessee RLS No. 1922, July 25,2000.