

Legal description of what is selling as Tract #1 West Jefferson Pike

SITUATE in the Fifth (5th) Civil District of Rutherford County, Tennessee, described as follows:

BOUNDED on the West by Wilson (Deed Book 655, Page 512) and Lots 74 and 47, Autumn Glenn Subdivision (P.B. 23, Page 219) on the North by Joe and Judy Clayton (Deed Book 554, Page 90); on the East by Phase I, Diamond Crest Subdivision (P.B. 27, PG. 87) and Lot 75, Autumn Glenn Subdivision, and on the South by the northerly lines of Lots 37 through 43, Autumn Glenn Subdivision, being more particularly described as follows:

BEGINNING at an iron pin set at the northwest corner of Lot 37, Autumn Glenn Subdivision, a point in the northerly right of way for West Jefferson Pike (S.R. 266); Thence with said right of way, N 51 deg. 11' 52" W a distance of 169.07 feet to the southeast corner of James A. and Martha J. Wilson (D.B. 655, Pg 512); thence with the easterly line of Wilson, N 43 deg. 44' 46" E a distance of 202.11 feet to the southwest corner of Lot 74, Autumn Glenn; thence with the south line of Lot 74, S 46 deg. 15' 14" E a distance of 147.00 feet to the southeast corner of Lot 74, thence with the easterly line of Lot 74 the following calls: N 31 deg. 00' 24" E a distance of 432.95 feet; thence N 54 deg. 28' 30" E a distance of 111.46 feet; thence N 19 deg. 49' 54" E a distance of 399.07 feet; thence N 35 deg. 51' 23" E a distance of 311.44 feet; thence N 71 deg. 02' 52" E a distance of 60.62 feet; thence N 36 deg. 55' 57" E a distance of 300.53 feet; thence N 05 deg. 46' 53" E a distance of 165.15 feet to a point in the southerly line of Joe A. and Judy H. Clayton (D.B. 554, Pg. 90); thence with the south line of Clayton, S 84 deg. 11' 00" E a distance of 170.39 feet to a point in the westerly line of Diamond Crest Subdivision (P.B. 27, Pg. 87), thence with said westerly line the following calls; Thence S 05 deg. 25' 15" E a distance of 41.65 feet; thence S 09 deg. 04' 13" W a distance of 75.39 feet; thence S 09 deg. 08' 38 " W a distance of 243.16; thence S 06 deg. 56' 59" W a distance of 633.78 feet to an iron pin at that the northeast corner of lot 75, Autumn Glenn; thence with the north line of Lot 75, N 83 deg. 03' 01" W a distance of 154.66 feet to an iron pin at the northwest corner of Lot 75; thence with the West line of Lot 75, S 12 deg. 19' 39" W a distance of 87.88 feet; thence continuing with said west line, S 06 deg. 56' 59" W a distance of 112.26 feet to an iron pin in the northerly line of Lot 43, Autumn Glenn; Thence with the north line of Lot 43, S 85 deg. 05' 29" W a distance of 82.79 feet to an iron pin at the northeast corner of Lot 42, Autumn Glenn; thence with the northerly line of Lots 41 and 42, Autumn Glenn, S 66 deg. 32' 46" W a distance of 396.36 feet to the northeast corner of Lot 40, Autumn Glenn; thence with the northerly line of Lots 37-40, Autumn Glenn, S 54 deg. 42' 18" W a distance of 506.72 feet to the **POINT OF BEGINNING**, containing 13.655 acres, more or less.

Subject to all matters shown on the final plat for Autumn Glenn Subdivision (P.B. 23, Pg 219) including a 100 year flood plain, a 50 foot wide drainage easement and a 40 foot wide C.U.D. Easement, a C.U.D. Easement recorded in Record Book 643, Page 3049; and T.V.A. Easement of record in Deed Book 282, Page 199 if the same touches captioned property, all of the Register's Office of Rutherford County, Tennessee, and subject to the flow of a tributary of the East Fork Stones River.

BEING part of the same property conveyed to Southeastern REO, LLC, a Tennessee Limited Liability Company, by deed from, Farm Credit Mid-America, FLCA, dated November 23, 2015, and of record in Book 1426, Page 3810, in the Register's Office for Rutherford County Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Second Party their heirs and assigns, forever.

And the said First Party for Grantor and for Grantor's Heirs, Executors and Administrators hereby covenants with Second Party, their heirs and assigns, that First Party is lawfully seized in fee simple of the premises above conveyed, has full power, right and authority to convey the same, that said premises are free from all encumbrances, except as stated hereinabove, and that First Party will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.