# Anderson County Board of Commissioners OPERATIONS COMMITTEE AGENDA

February 14, 2022 6:00 p.m. Room 312

- 1. Call to Order
- 2. Prayer / Pledge of Allegiance
- 3. Approval of Agenda
- 4. Appearance of Citizens
- **5.** <u>Highway Department</u> Requested by Gary Long, Road Superintendent
- 6. Adventure Tourism requested by Stephanie Wells, Director
- 7. <u>AirBnB and VRBO</u> requested by Chairman Anderson
- 8. Mayor
- Request Motion to extend Emergency Sick Leave (ESL) through March 1 June 30<sup>th</sup> for full and regular part-time employees receiving a positive COVID-19 test.
- Request Motion to approve authorization of installation of Historic Courthouse Sign at front of courthouse on courthouse lawn.
- Request motion to accept City of Clinton offer to acquire real property from Anderson County and authorizing the mayor to execute associated paperwork.

### 9. Law Director

- Resolution Authorizing Comcast to apply for Federal Funds to build a multi-media fiber network including high speed internet in Anderson County.
- Approval of Village Way road deed (on Highway Committee Agenda also).

<b>New Business</b>
<b>Old Business</b>
Adjournment



### ANDERSON COUNTY GOVERNMENT

TERRY FRANK
COUNTY MAYOR

February 9, 2022

Commissioner Tim Isbel Chairman, Anderson County Operations Committee

RE: AGENDA

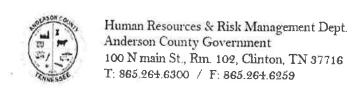
Dear Chairman Isbel and Honorable Members of Operations Committee,

I wish to add the following items to the agenda:

- 1. **Request motion** to extend Emergency Sick Leave (ESL) through March 1-June 30<sup>th</sup> for active full and regular part-time employees receiving a positive COVID-19 test, and update the required documentation form. (See Exhibit 1 and please include Exhibit in the minutes)
- 2. **Request motion** to approve authorization of installation of Historic Courthouse Sign at front of courthouse on courthouse lawn. The Historic Downtown Clinton organization is a 501c3 foundation dedicated to preserving history, promoting education and economic development. They obtained funding to purchase and install signs geared towards an historic walking tour of downtown Clinton. Phase I highlights 11 spots, with the courthouse square being one. (See attached Exhibits 2)
- 3. Request motion to accept City of Clinton Offer to Acquire Real Property from Anderson County and authorizing the mayor to execute associated paperwork. Property is at a point on the intersection of the southwestern right-of-way line of West Broad Street with the northwestern right-of-way line of South Main Street containing 23.48 square fee or .0005 acres. Acquisition and legal paperwork attached. The City of Clinton has been awarded a TAP grant and is updating/improving sidewalks and crosswalks. This request is part of that upgrade program.

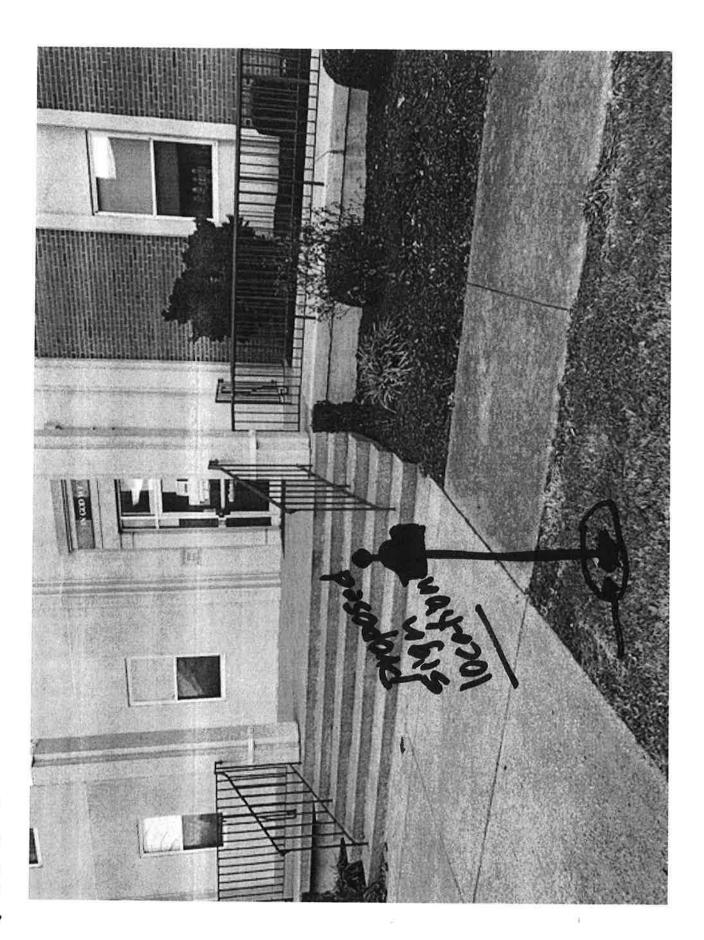
100 North Main Street, Suite 208 •

100 North Main Street, Suite 208 • Clinton, Tennessee • 37716



### FAMILIES FIRST CORONAVIRUS RESPONSE ACT Paid Emergency Sick Leave (ESL) Request Form Effective March 1 – June 30, 2022

Employee Name:		First Day of Leave:	
Employee Cell:	Empl	oyee Email:	
Please attach su	pporting documentation	n for approval of the be	low leave requested.
Paid Emergency Sick Leave	e (ESL) Based Upon the Tenne	essee Department of Health	Guidelines (TDH):
			(ESL) at the employee's regular
rate of pay if the employed	e is unable to work their regu	ularly scheduled shift due to	the employee receiving a
positive COVID-19 test. ES	L is based upon the minimur	m isolation guidance for cas	es by the TDH. An employee
	for additional time required		
Is the employee full time	or part time?	V	
FT employees, where applicab TDH minimum isolation guide	ole, please specify any additional clines. Please circle the order of t	leave to be used beyond the	YES NO
First, Second, Third	Sick Leave		
First, Second, Third	Compensatory (Comp) Time		
First, Second, Third	Vacation Leave		
Please submit th	nis form, proof of positive, and	applicable time sheet to the h	HR Office for processing.
	•		
Employee Signature		Department Head Signa	ture
¥			
Date		Date	
<del>-</del>		Date	





The second location of the claim processed Bottes Accesses were found in the second second second south so the second sec

ACADEMY HILL



81



# NOT FINAL



One of the natural spirings that provided water to the settlers of the a source of drinking water for the earliest solders and for Narko as well as workers at the courfbouse would come covm dody to thi newly established count, sect of Arderson County. Town Springs was American inhabitants before that. Students from the nearby academy their drinking containers. The city used the springs as a water supply until the mid-20th century when it began to pull water from the



Historical Signage

-highresolutions.com

Date

Anderson County, TN

OFFICE USE ONLY

# CITY OF CLINTON, TENNESSEE SELLER'S ACKNOWLEDGMENT OF SALE PRICE AND CONDITIONS

REC'D: STATE PROJECT 01LPLM-F3-054 INV #: FEDERAL PROJECT TAP-9(109) RG #: COUNTY/S **ANDERSON** DEPT: TRACT# Pin #128165.00 Approve: A. The Seller hereby offers and agrees to convey to the Department the interest(s) in the lands identified as TRACT 8 on the rightof-way plans for the above referenced project upon the Department tendering the price of \$575 said tract being further described on the attached legal description. In the event of subsequent plans revisions, this sale price may be adjusted and shall be evidenced by a new ROW Form 30A. B. The Department shall pay for the expenses of title examination, preparation of instrument of conveyance, and recording of deed. The Department will reimburse the Seller for reasonable and customary fees charged by lienholders to obtain necessary releases of any liens upon the property acquired by the Department. Real estate taxes will be prorated pursuant to TCA § 67-5-203. The following terms and conditions will also apply unless otherwise indicated: C. Retention of Improvements ☐ Does Not Retain Improvements Not Applicable If applicable, Seller agrees to retain improvements under the terms and conditions stated in ROW Form-32A attached to this document and made a part of this acknowledgment. D. Utility Adjustment Not Applicable If applicable, Seller agrees to make at his expense the below listed repair, relocation or adjustment of utilities owned by him/her. The price offered includes \_\_\_\_\_\_ to reimburse the Seller for such expenses. E. Other: The Seller states in the following space the name of any Lessee of any part of the property to be used and the name of any other parties having any interest of any kind in said property. G. The Seller agrees not to change the condition of the property being conveyed between the date of signature and the date the property is conveyed to the Department and understands that any costs incurred by the Department due to non-compliance are the responsibility of the Seller. SELLER(S):

### **City of Clinton, Tennessee** Offer to Acquire Real Property

ROW FORM-17B Revision 11-26-2013

STATE PROJ. #: 01LPLM-F3-054

FED PROJ. #: TAP-9(109)

PIN #: 128165.00

COUNTY/S Anderson

TRACT #: 8

property including, where app	s than the approved appraisal of plicable, damages to the remain include payment for the pure	f the fair market value of the nder. chase of one or more uneconomic
	A IMPROVEMENTS ACQUIRED	B IMPROVEMENTS RETAINED
LAND (FEE SIMPLE ) PDE AIR RIGHTS AVIGATION EASEMENT ACCESS CONTROL IMPROVEMENTS DAMAGES SPECIAL BENEFITS SLOPE EASEMENT TCE APPROVED COMPENSATION UTILITY ADJUSTMENT OTHER GRAND TOTAL	\$205.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	SAME AS A \$0.00 SAME AS A \$0.00 SAME AS A \$0.00 SAME AS A SAME AS A SAME AS A \$0.00
RESIDENTIAL RELOCATION BUSINESS RELOCATION	(See RA Form 109) (See RA Form 116)	
This offer includes payment fo	or the following improvements: N	N/A
The original of this form was delived	ered to Anderson County, TN via no had or were furnished a copy of the	Hand Selivery on e Acquisition Brochure.
	2-7-27	Lina & nouman

Date

Negotiator Signature



NAD 83 (2011) GEOID 12A COORDINATES DATUM ADJUSTED BY A FACTOR OF 1.0001

POINT OF BEGINNING

N 648323.80 E 2520055.43

0

87

TEMPORARY CONSTRUCTION EASEMENT

143.81 SQ. FT. / 0.003 AC.

77

97

23.48 SQ. FT. / 0.0005 AC.

S MAIN STREET

# (LINE TABLE (EASE.)

	LINE	HLONET	BEARING
d	14	15.11"	S 22.26,29" W
	72	2.25	N 67.33'01" W
	97	13.80'	N 22"26"59" E
	17	14.77'	N 64.49'34" W
	87	7.80'	N 2510'26" E
	67	9 95'	S 66.50'43" F

COUNTY O. 584 STREET	NOTES:
ANDERSON COUNTY D.B. Z-17 / PG. 584 101 S MAIN STREET	O WINTER SOLVE SOL

15

1	17	7	7	
LINE TABLE (R.O.W.)	BEARING	S 22.26'59" W	N 21"00"34" W	S 66'50'43" E
TABL	LENGTH	6.97	9.72'	6.69,
E	TINE	71	12	27

LINE TABLE (R.O.V	3550   LINE   LENGTH   BEARING	L1 6.97' S 22*26'59	rs and 21.00'34 N 21'00'34	n (13   6.69'   S 66·50'43		A Tex Ma			
	This document was prepared by Cannon & Cannon, Inc., 8550 Kingston Dike however it is not intended to be a Boundary	Survey compliant with the minimum standard detail	requirements of the state of lennessee.  2. This document does not warrant title or ownership. Owners and	property addresses are shown in accordance with Anderson County Property Assessors Records.	" V" 1:1:1-1	TOILING	THE ACTURE	LINE S	OT= 1 =10
AGRICULTURE AS NOTES:	1. This docume		MESSEE NO. 8 2. This docume		1 By:	Address: 8550 Kingston Pike	Knoxville, Tennessee 37919	Date: 1/12/2022 W.O. No:	Appd. By: RGL Chkd. By: RGL

-	8.00		N/A	
	No.	84	Block	N/A
Map No.:	" Parcel	Page: 5	/A City	Page:
f Anderson	ī	Z-17	Ward	N/A
County of A	Fax Map No.	beed Book:	District 11	Field Book:_
_	-	_	8.00	

CCI# 00231-0051

### **EXHIBIT "B"**

## LEGAL DESCRIPTION ANDERSON COUNTY – TRACT 8

**Situated** in the Eleventh (11th) Civil District of Anderson County, Tennessee, within the corporate limits of the City of Clinton and being a Proposed Right-of-Way Acquisition with a Temporary Construction Easement crossing a portion of Tax Parcel 8.00 on Tax Map 74-J "D" (Deed Book Z-17, Page 584), more particularly described as follows:

### RIGHT-OF-WAY ACQUISITION

**BEGINNING** on a point at the intersection of the southwestern right-of-way line of West Broad Street with the northwestern right-of-way line of South Main Street, said point bearing Tennessee State Plane, NAD 83 (2011) datum adjusted coordinates (1.0001) of Northing 648,323.80, Easting 2,520,055.43;

Thence leaving the southwestern right-of-way line of West Broad Street and with the northwestern right-of-way line of South Main Street, S 22° 26′ 59″ W, 6.97 feet to a point;

Thence leaving the northwestern right-of-way line of South Main Street and with the remaining lands of the subject tract, N 21° 00′ 34″ W, 9.72 feet to a point at the southwestern right-of-way line of West Broad Street;

Thence with the southwestern right-of-way line of West Broad Street, S 66° 50' 43" E, 6.69 feet to the Point of **BEGINNING**.

Containing 23.48 square feet or 0.0005 acres, more or less.

The above-described property is hereby conveyed in fee simple.

### TEMPORARY CONSTRUCTION EASEMENT

Commencing on a point at the intersection of the southwestern right-of-way line of West Broad Street with the northwestern right-of-way line of South Main Street, said point bearing Tennessee State Plane, NAD 83 (2011) datum adjusted coordinates (1.0001) of Northing 648,323.80, Easting 2,520,055.43;

Thence leaving the southwestern right-of-way line of West Broad Street and with the northwestern right-of-way line of South Main Street, S 22° 26′ 59″ W, 6.97 feet to a point, said point being the Point of **BEGINNING**;

Thence continuing with the northwestern right-of-way line of South Main Street, S 22° 26′ 59" W, 15.11 feet to a point;

Thence leaving the northwestern right-of-way line of South Main Street and with the remaining lands of the subject tract, the following four (4) calls:

- 1. N 67° 33' 01" W, 2.25 feet to a point;
- 2. N 22° 26′ 59" E, 13.80 feet to a point;
- 3. N 64° 49′ 34″ W, 14.77 feet to a point;
- 4. N 25° 10′ 26″ E, 7.80 feet to a point in the southwestern right-of-way line of West Broad Street;

Thence with the southwestern right-of-way line of West Broad Street, S 66° 50' 43" E, 9.95 feet to a point;

Thence leaving the southwestern right-of-way line of West Broad Street and with the remaining lands of the subject tract, S 21° 00′ 34″ E, 9.72 feet to the Point of **BEGINNING**.

Containing 143.81 square feet or 0.003 acres, more or less.

These descriptions were prepared January 12, 2022, by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919. Reference CCI project number 00231-0051.

The above-described property is hereby conveyed as an easement for the construction of a working area and erosion control outside of the proposed right of way line. The title to the above-described land remains vested in the Grantor, and is to be used by the City of Clinton, its contractors or assigns for a period of three (3) years, from and after the commencement of construction.



CITY OF CLINTON

100 North Bowling Street Clinton, Tennessee 37716 Phone: (865) 457-0424

Fax: (865) 457-4651 www.clintontn.net

Roger Houck City Manager

December 16, 2021

Anderson County, TN

Tract #8

Tax Notice Address: 100 North Main Street Room 212 Clinton, TN 37716-3739

Via: Certified Mail

Re: Notice of Intent - Clinton Streetscapes Phase 1 and 2

State Project Number – 01LPLM-F3-054 Federal Project Number – TAP-9(109)

PIN Number: 128165.00

Affected Property – 101 S. Main Street Clinton, TN 37716-3739

Tax Map #074-J "D", Parcel # 008.00

### Dear Property Owner:

The Anderson County tax records and a recent title examination show that you own property in the area of the upcoming Clinton Streetscapes Phase 1 and 2 Project, which is planned for construction July 2022.

In order to complete this project, it will be necessary for the City of Clinton to acquire Right of way to construct and upgrade the proposed sidewalks. Tina Newman & Doyle Dukes from D&D Easement Services have been hired as a subcontractor for the City of Clinton. They will be contacting you in the next 60 days to discuss the plans and coordinate the right of way acquisition phase for this project.

At some point, it may be necessary to have a survey crew stake the proposed right of way and easements for the benefit of the appraiser and the property owner. Please be advised that we may need to cross your property on several occasions during this period of time to perform property boundary staking.

It may also be necessary for the City of Clinton to hire an Appraisal firm to conduct appraisals of the affected portion of each property. If your property is affected by this project an appraiser or the City of Clinton will also be in contact with you to make an appointment to inspect your property, at that time you will be afforded the opportunity to accompany them during the inspection of your property in order to enable the completion of the valuation process.

For your information, I am enclosing a copy of the City of Clinton's Property Acquisition Process.

The current plans for this project are available for your inspection. If you would like to review these plans prior to meeting with a representative acquisition agent, or you have any questions, you may contact me at my office, telephone number (888) 987-5422, Monday through Friday between the hours of 8:00 AM - 4:30 PM, EST.

With kindest regards,

Tina Newman
Tina Newman
D&D Real Estate Acquisition Agent

City of Clinton, Tennessee

ROW FORM-2 Revision 11-05-2014

**Approved Offer Compensation** 

FED PROJ. #: TAP-9 (109) STATE PROJ. #: 01LPLM-F3-054

OWNERS: Anderson County, TN PIN #: 128165.00 TAX MAP/PARCEL NO:074-J "D"008.00

> FIELD OFFICE: Region 1 COUNTY/S Anderson

FORM 2 DATE: 1/20/2022 TRACT #:8

SUMMARY OF NOMINAL PAYMENT PARCEL

COMPLETED BY	APPROVER NAME	AMOUNT	DATE	TYPE REPORT
Doyle Dukes	Roger Houck	\$575	1/20/2022	NPP

# APPROVED ACQUISITION AREAS/COMPENSATION

FORM 2 GRAND TOTAL	TENANT IMPROVEMENTS TOTAL	(OWNER) TOTAL	UTILITY ADJUSTMENT	APPROVED OFFER AMOUNT	(OWNER) DAMAGES/BENEFITS	(LAND OWNER) IMPROVEMENTS	OTHER	AVIGATION	ACCESS CONTROL	AIR RIGHTS	TCE	SLOPE EASEMENT	304	LAND (FEE SIMPLE)	INTERESTS ACQUIRED
OTAL	USTOTAL			IOUNT	ENEFITS	VEMENTS					143.81 S.F.			23.48 S.F.	ORIGINAL ACQUISITION AREAS
\$575						N/A					\$370			\$205	ORIGINAL APPROVED COMP
															REVISED ACQUISITION AREAS
															REVISED APPROVED COMPENSATION

ORIGINAL AREA BEFORE ORIGINAL AREA ORIGINAL AREA AFTER ACQUIRED

ORIGINAL AREA SUMMARY

0.96 Acres

0.0005 Acres

0.9595 Acres

COMMENTS TO NEGOTIATOR
\$371,542 price per acre / 43,560 square feet per acre = 8.53 per square foot
Fee Simple 23.48 S.F. x \$8.53 = \$200.28 = \$205 (Rounded)
Temporary Construction Easement calculated at 10% of Fee Value \$8.53 x 10% = .85
143.81 S.F. x .85 TCE = \$122.24 x 3 years = \$356.72 = \$370 (Rounded)

Agency Staff Approval

Property Identifier: Map 32; Parcel 30 (A portion of, and not the entirety)

This Instrument Prepared by; N. Jay Yeager Anderson County Law Director 101 S. Main Street, Suite 310 Clinton, TN 37716 865-457-6290

Responsible Taxpayer: Tax Exempt (Exempt after date of recording)

# COUNTY ROADWAY DEED OF DEDICATION AND ACCEPTANCE

"Village Way" - Arcadian Springs Subdivision

THIS DEED OF DEDICATION for a proposed county roadway, executed and delivered by Asset Protection Management, Inc., a business organized and operated under the laws of the the Commonwealth of Kentucky, with its principal place of business located at 1810 Cumberland Avenue, Middlesboro, Kentucky 40965, hereinafter referred to as the "Grantor," does hereby dedicate, grant, transfer and covey to Anderson County, Tennessee, a governmental entity and political subdivision of the State of Tennessee, with its principal place of business located at 100 N. Main Street, Clinton, TN 37716, hereinafter referred to as "County/Grantee," a certain improved private road, commonly referred to as "Village Way" and described below, for the express purpose of construction of a county road, with all rights and obligations commonly given to county roads under the laws of the State of Tennessee.

### WITNESSETH:

THAT, FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby dedicate, grant, transfer and convey unto the County/Grantee, and its successors in interest and assigns, to have and to hold as long as said

property is used for a public purpose and maintained as a *county road*, all of the following real property to be used and held by the County/Grantee solely and specifically for the purpose of construction and future designation as a *county road* or street and including all right-of-ways, bound and described as follows, to wit:

Situated in the First (1<sup>st</sup>) Civil District of Anderson County, Tennessee and being more specifically described as follows:

Beginning at an iron pin in the south right-of-way of Highway 61-Andersonville Highway in the north line of the Asset Protection Management, Inc. property located 540' approximately from the intersection of Mountain Road. Thence going with the right-of-way of Highway 61- Andersonville Highway N 57°01'42" E a distance of 3.55' to an iron pin; thence S 23°46'19" E a distance of 10.13' to an iron pin; thence N 57°01'42" E a distance of 47.11' to an iron pin. Thence leaving the right-of-way of Highway 61-Andersonville Highway and crossing the Asset Protection Management, Inc. property S 23°46'19" E a distance of 682.26' to an iron pin; thence with a curve turning to the left with an arc length of 39.11', a radius of 24.72', a chord bearing of S 69°05'50" E and a chord length of 35.15' to an iron pin in the north right-of-way of Arcadian Springs Drive. Thence leaving the line of Asset Protection Management, Inc. and going with the right-of-way of Arcadian Springs Drive S 65°34'40" W a distance of 100,00' to an iron pin. Thence leaving the right-of-way of Arcadian Springs Drive and crossing the Asset Protection Management, Inc. property with a curve turning to the left with an arc length of 39.43', a radius of 25.29', a chord bearing of N 20°54'10" E and a chord length of 35.56' to an iron pin; thence N 23°46'19" W a distance of 684.86' to the point of beginning containing 0.81 acres more less as shown by a survey prepared by McGrew Engineering & Surveying dated 11-23-21, drawing number 4995A. (Exhibit 1 - Survey) A portion of and not the entirety of Map: 032; Control Map: 032; Parcel: 030.00. (Exhibit 2 – Tennessee Real Estate Assessment Data)

# MAP 032 PARCEL 030.00 (A PORTION OF, AND NOT THE ENTIRETY)

Being the same property conveyed to Asset Protection Management, Inc. by a Trustee's and Substitute Trustee's Deed from Joseph G. Coker, Trustee and Substitute Trustee, dated August 1, 2013 and recorded August 16, 2013 in Book 158, pages 1-19 in the register's Office for Anderson County, Tennessee. (Exhibit 3 – Deed)

County specifically excludes the Arcadian Springs Subdivision mail center and has no obligation or duty to maintain said mail center, or the improved area around the mail center, or any other property outside the above legal description other than those surrounding roadways previously dedicated and determined to have *county road* status.

THIS INSTRUMENT HAS BEEN PREPARED SOLELY ON INFORMATION FURNISHED THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER AS TO THE CORRECTNESS OF THE SAME OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED AND THIS INSTRUMENT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE OPINION.

GRANTOR COVENANTS to and with the County/Grantee, and its representatives, successors in interest and assigns that Grantor: (1) is lawfully seized in fee simple of the above named premises; (2) it has good and valid title to the property; (3) it has a lawful and perfect right to make this dedication; (4) property is free from all encumbrances; (5) shall warrant and forever defend such title to said property against the lawful or unlawful claims and demands of all persons whomsoever claiming by and through, or under the Grantor.

This conveyance is subject to property taxes for the current year which are to be prorated between the parties. Property will be tax exempt and not subject to property tax as of the date of transfer.

COUNTY/GRANTEE COVENANTS to and with the Grantor, and its representatives, successors in interest and assigns that; (1) it will construct a roadway on said property in compliance with all regulations for construction of a *county road*; (2) construction of the road will be at no cost to Grantor; (3) when completed to the satisfaction of the County Road Superintendent that he will recommend *county road status* to the Anderson County Board of Commissioners; (4)

upon such recommendation, the Board of Commissioners will designate the roadway as a *county* road; (5) henceforth the new *county* road will be entitled to all the rights lawfully given to *county* roads under Tennessee law, including open and unobstructed public passage and perpetual maintenance.

POSSESSION of the premises s	shall be dedicated to County/Grantee with de	elivery of this
conveyance.		2
IN WITNESS WHEREOF, the	e Grantor has executed this instrument	_ day of
, 2022.		
DEDICATED BY ASSET PROT (GRANTOR):	TECTION MANAGEMENT, INC.	r
,		
Janine Thomas	Title	
Brad Hodge, Esq.	*	
Attorney for Asset Protection Manage	ement, Inc.	
************	**********	*****
COMMONWEALTH OF KENTUCK	XY)	
COUNTY OF BELL	)	

Before me, a Notary Public of the State and County aforesaid, personally appeared Janine Thomas, Asset Protection Management, Inc., a representative and agent of the within named Grantor, who declares she is authorized to execute and bind the corporation, with whom I

acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022. . Notary Public My Commission Expires: ACCEPTED BY ANDERSON COUNTY, TENNESSEE (GRANTEE): Terry Frank, County Mayor Joshua N. Anderson, Chair, County Commission Gary Long, Highway Superintendent APPROVED AS TO FORM: N. Jay Yeager, Esq. Anderson County Law Director

am personally acquainted (or proved to me on the basis of satisfactory evidence), and who

STATE OF TENNESSEE	)		
COUNTY OF ANDERSON	)		78 28
Before me, a Notary Public Frank, Anderson County Mayor Grantee, with whom I am personatevidence), and who acknowledged purposes therein contained.	r, a representative a lly acquainted (or p	and principal agent of proved to me on the b	f the within named basis of satisfactory
Witness my hand and office	cial seal, this the	day of	, 2022.
	Notary I	Public	36
	ivotary :	tubile	
My Commission Expires:		*************	,
¥			
STATE OF TENNESSEE	)		
COUNTY OF ANDERSON	)		
Before me, a Notary Publ Joshua N. Anderson, Chair, Boa named Grantee, with whom I a satisfactory evidence), and who a for the purposes contained purpose	urd of Commission m personally acqu cknowledged that	ters, a representative ainted (or proved to	and agent of the within me on the basis of
Witness my hand and offic	cial seal, this the	day of	, 2022.
*			xv
	Notary 1	Public	
My Commission Expires:			*

*************	******	******	*******
STATE OF TENNESSEE )		130	
COUNTY OF ANDERSON )			
Before me, a Notary Public of the S Long, Highway Superintendent, a repres whom I am personally acquainted (or prove acknowledged that such person executed the	entative and d to me on th	agent of the with e basis of satisfac	in named Grantee, with tory evidence), and who
Witness my hand and official seal, t	his the	day of	, 2022.
	Notary Pub	lic	
My Commission Expires:			
<u>Affidavi</u>	t of Conside		
I, or we, hereby swear or affirm, that the property or interest in property transferr with the promise to construct a public road amount which the property or interest in voluntary sale.	ed, whicheve with <i>county</i> i	r is greater, is coad status, is equ	\$10.00, which, along all to or greater than the
	A ffigure		(c
	Affiant		*
Subscribed and sworn to before me,	this the	day of	, 2022.
		1 10 1	
	Notary Pub	lic	
39		2	
My Commission Expires:			

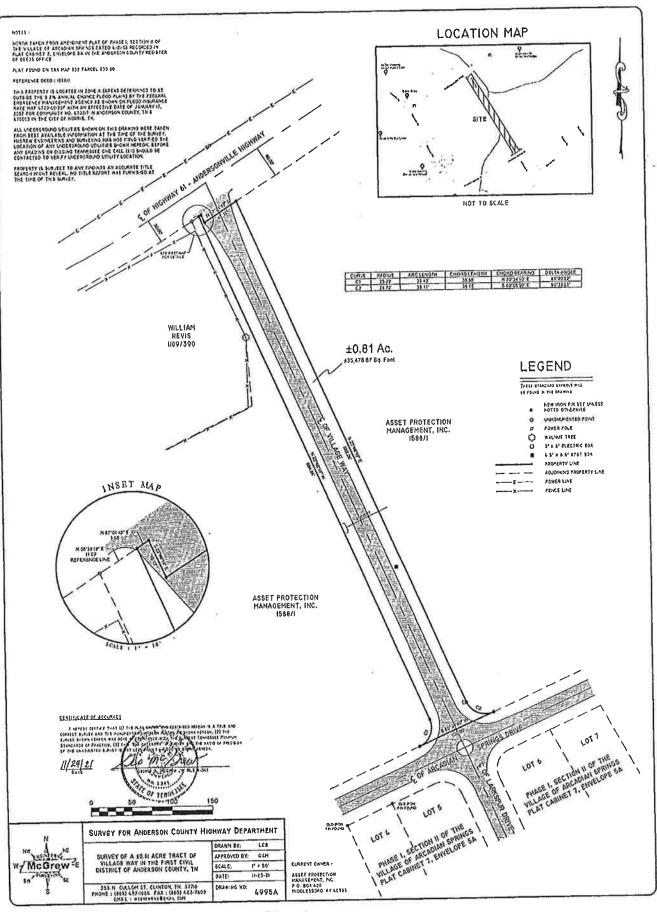


Exhibit 1

# State of Tennessee Comptroller of the Treasury Real Estate Assessment Data

Home

About

New Search

Return to List

County Number: 001

County Name: ANDERSON

Tax Year: 2022

### **Property Owner and Malling Address**

Jan 1 Owner: ASSET PROTECTION MANAGEMENT, INC P O BOX 400 MIDDLESBORO, KY 40985

### **Property Location**

Address: ANDERSONVILLE HWY 61

Map: 032 Grp: Ctrl Map: 032 Parcel: 030.00 Pl: S/I: 000

### Value Information

Reappraisal Year: 2020

 Land Mkt Value:
 \$175,100

 Improvement Value:
 \$0

 Total Market Appraisal:
 \$175,100

 Assessment %:
 25

 Assessment:
 \$43,775

### **General Information**

Class: 00 - RESIDENTIAL

City #: 000 City:

 SSD1:
 000
 SSD2;
 000

 District:
 01
 Mkt Area:
 A01

 # Bidgs:
 0
 # Mobile Homes:
 0

Utilities - Water / Sewer: 11 - INDIVIDUAL / INDIVIDUAL Utilities - Electricity: 01 - PUBLIC

Utilities - Gas / Gas Type: 00 - NONE Zoning:

### **Subdivision Data**

Subdivision:

Plat Bk: Plat Pg: Block; Lot:

### **Additional Description**

01 032 032 03000 000

### **Building Information**

### **Extra Features**

### Sale Information

1 of 2

State of Tennessee

Homo Page

Sale Date         Price         Book         Page         Vac/imp         Type Instru           08/01/2013         \$1,091,439         1588         1         IMPROVED         TR           08/13/2001         \$960,000         1215         479         IMPROVED         WE	R D P
08/13/2001 \$960,000 1215 479 IMPROVED WE	D P
	D K
04/12/1995 \$1 N-19 91 IMPROVED WE	
12/04/1990 \$0 Z-17 811	
05/13/1977 \$0 Y-13 83	
Land Information	5 F
Deed Acres: 0.00 Calc Acres: 0.00 Total Land Units: 9.00	
Land Type: 03 - SMALL TRACT Soil Class: Units: 9.00	
x v 8	22
View GIS Map f	for this Parcel
15 g = 4.43	
Glossary of Terms How to Search	Fact Sheet

Completeller of the Treasury

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Division of Property Assessments

Home Page

BK/PG: 1588/1-19

13008071

10 PGS: AL - TRUSTEES DEED

KM BATCH: 99925

08/16/2013 - 11:30 AM

VALUE 10000000

MORTGAGE TAX 0:00

TRANSFER TAX 4070.00

RECORDING FEE 95:00

DP FEE 2:00

REGISTER'S FEE 1:00

TOTAL AMOUNT 4168.00

STATE OF TENTESSITE, ANDERSON COUNTY

TIM SHELTON

OFF. SURGEST CREUS

### TRUSTEE'S AND SUBSTITUTE TRUSTEE'S DEED

This Instrument, Made and Entered Into on this the 1<sup>st</sup> day of August, 2013, by and between JOSEPH G. COKER, Trustee and Substitute Trustee, as applicable, party of the First Part, and ASSET PROTECTION MANAGEMENT, INC. of Middlesboro, Kentucky, party of the Second Part,

WHEREAS, on the 28th day of December, 2010, Anderson Development Group, Inc., conveyed to Joe Coker, Trustee, by Deed of Trust recorded in Book 1534, Page 1495, in the Office of the Register of Deeds for Anderson County, Tennessee, on January 3, 2011, the hereinafter described real estate to secure payment of a Promissory Note dated December 28, 2011, in the amount of Three Hundred Eighty Two Thousand Five Hundred (\$382,500.00) Dollars, all as set forth in said Deed of Trust and Promissory Note as modified by a Modification Agreement dated December 28, 2011 and recorded in Book 1154, Page 727, in the Register's Office for Anderson County, Tennessee; and

WHEREAS, by Deed of Trust recorded in the Register's Office for Anderson County, Tennessee, on Book 1535, Page 179, on January 11, 2011, Anderson Development Group, Inc. conveyed Tract One (1) of the hereinafter described real property to John C. Davenport, Trustee, to secure the payment of one Promissory Note dated December 29, 2010, in the original amount of Two Hundred Twelve Thousand Seven Hundred Seventy Pive Dollars and Twelve Cents (\$212,775.12) to First State Financial, Inc., all as fully set forth in said Deed of Trust and Promissory Note, as modified by a Modification Agreement dated December 29, 2011, and

Exhibit 3

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recorded in Book 1552, Page 1417, in the Register's Office for Anderson County, Tennessee, on December 30, 2011; and

WHEREAS, by Deed of Trust recorded in the Register's Office for Anderson County, Tennessee, on Book 1549, Page 1513, on November 4, 2011, Anderson Development Group, Inc. conveyed Tract Two (2) of the hereinafter described real property to Joe Coker, Trustee, to secure the payment of one Promissory Note dated November 1, 2011, in the original amount of One Hundred Fifty Nine Thousand Five Hundred Ninety Three Dollars and Thirty Nine Cents (\$159,593.39) to First State Pinancial, Inc. all as fully set forth in said Deed of Trust and Promissory Note; and

WHEREAS, by Deed of Trust, Security Agreement and Assignment of Leases recorded in the Register's Office for Anderson County, Tennessee, in Book 1281, Page 382, on July 22, 2002, Anderson Development Group, Inc., conveyed Tract (1) of Tract (3), and Tract (2) of Tract (3) including Parcels A, B, C, D, and E, of the hereinafter described real property to Raymond E. Lacy, Trustee, to secure the payment of one Promissory Note dated July 11, 2002, in the amount of original amount of One Million Seven Hundred Fifty Thousand (\$1,750,000.00) Dollars, to Town and County Bank, now known as First State Financial, all as fully set forth in said Trust Deed, Security Agreement and Assignment of Leases and Promissory Note, as modified by a Modification Agreement recorded in Book 1461, Page 551, and Book 1489, Page 2047, and Book 1492, Page 975, and Book 1494, Page 1953, and Book 1507, Page 1777, and Book 1513, Page 303, and Book 1515, Page 2036, and Book 1534, Page 1490, and Book 1537, Page 967, and Book 1546, Page 388, and Book 1554, Page 1265, in the Register's Office for Anderson County, Tennessee, some of which Modification Agreements increased the amount of indebtedness to Three Million (\$3,000,000,000.00) Dollars; and

WHEREAS, by Amended and Restated Deed of Trust recorded in the Register's Office for Anderson County, Tennessee, in Book 1351, Page 4690, on August 25, 2003, Anderson Development Group, Inc., Tract (4) of the hereinafter described real property conveyed to Raymond E. Lacy, Trustee to secure the payment of one Promissory Note August 8, 2003, in the amount of original amount of Two Million (\$2,000,000.00) Dollars, to Town and County Bank, now known as First State Financial, all as fully set forth in said Amended and Restated Deed of Trust, as modified by Modification Agreements recorded in Book 1461, Page 551, and Book 1487, Page 806, and Book 1489, Page 2047, and Book 1492, Page 975, and Book 1494, Page 1953, and Book 1507, Page 1777, and Book 1513, Page 303, and Book 1515, Page 2036, and Book 1534, Page 1490, and Book 1537, Page 967, and Book 1546, Page 388, and Book 1554, Page 1265, in the Register's Office for Anderson County, Tennessee, and the amount of



indebtedness secured by said Deed of Trust was increased to Three Million (\$3,000,000.00)

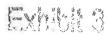
Dollars; and

WHEREAS, by Deed of Trust, Security Agreement and Financing Statement recorded in the Register's Office for Anderson County, Tennessee, in Book 1359, Page 158, on December 23, 2004, Anderson Development Group, Inc., Tract (4) of the hereinafter described real property conveyed to Raymond E. Lacy, Trustee, to secure the payment of one Promissory Note dated January 31, 2004, in the amount of original amount of One Million (\$1,000,000.00) Dollars, to Town and County Bank, now known as First State Financial, all as fully set forth in said Tennessee Deed of Trust, Security Agreement & Financing Statement, as modified by Modification Agreements recorded in Book 1461, Page 551, and Book 1487, Page 806, and Book 1489, Page 2047, and Book 1492, Page 975, and Book 1494, Page 1953, and Book 1507, Page 1777, and Book 1513, Page303, and Book 1515, Page 2036, and Book 1534, Page 1490, and Book 1537, Page 967, and Book 1546, Page 388, and Book 1554, Page 1265, in the Register's Office for Anderson County, Tennessee, and the amount of indebtedness secured by said Deed of Trust was increased to Three Million (\$3,000,000.00) Dollars; and

WHEREAS, by Deed of Trust recorded in the Register's Office for Anderson County, Tennessee, in Book 1552, Page 777, on December 27, 2011, Anderson Development Group, Inc., Tract (1) of Tract (3) and Tract (2) including Parcels A, B, C, D, and E, of Tract (3) of the hereinafter described real property conveyed to Joe Coker, Trustee, to secure the payment of one Promissory Note dated December 19, 2011, in the amount of original amount of Seventy Nine Thousand (\$79,000.00) Dollars to First State Financial, Inc., all as fully set forth in said Promissory Note and Deed of Trust; and

WHEREAS, by an Appointment of Substitute Trustee dated January 11, 2013 and recorded in Book 1574, Page 1406, in the Register's Office for Anderson County, Tennessee, on January 15, 2013, Joseph G. Coker was appointed Substitute Trustee of said Deeds of Trust and related Modification Agreements in the place and stead of Gregory D. Shanks, Trustee, Raymond E. Lacy, and John C. Davenport and/or any other Successor Trustees or Trustees appointed thereto; and

WHEREAS, default was made in the payment of all of the above referenced Promissory Notes, and the holder thereof having directed the Trustee and Substitute Trustee to sell said



property, as provided by said Trust Deeds, the Trustee/Substitute Trustee did, on June 1, 2013, and June 8, 2013, and June 15, 2013, by three (3) consecutive notices in the Clinton Courter, a newspaper of general circulation in Anderson County, Tennessee, advertise said property to be sold on July 3, 2013, at which time an announcement was made and posted in the Anderson County Courthouse that the subject Trustee's and Substitute Trustee's Sale of Real Estate was continued until August 1, 2013 at 10:00 A.M., and pursuant to said notice and announcement of postponement, on this date, during legal hours, the Trustee and Substitute Trustee offered said property for sale on the front steps of the Courthouse in Clinton, Anderson County, Tennessee, and after receiving bids, sold said property to Second Party, for the following prices: Tract (1) – Two Hundred Thousand (\$200,000.00) Dollars; Tract 2 – One Hundred Thousand (\$100,000.00) Dollars; Tract 3 – Five Hundred Thousand (\$500,000.00) Dollars; Tract 4 – Three Hundred Thousand (\$300,000.00) Dollars, the total accumulative price of One Million One Hundred Thousand (\$1,100,000.00) Dollars, these being the highest, last and best bids, respectively, for

NOW, THEREFORE, this deed witnesseth: That for and in consideration of the total accumulative sum of One Million One Hundred Thousand (\$1,100,000.00) Dollars the First Party has this day bargained and sold and does hereby sell, transfer, and convey unto the Second Party, and its successors and assigns, all of the right, title, and interest of First Party in the following described real estate:

### TRACT(1):

the tracts conveyed below.

Situate in District One (1) of Anderson County, Tennessee, and being more particularly described as follows:

Being a certain tract or parcel of land lying in the community of Andersonville, Anderson County, Tennessee, and more particularly described as follows:

Beginning on a set iron pin and cap at the Northeast corner of this Phase and a corner common to Phase II, Section II, Garden Cottages; thence with lines common to said Garden Cottages, South 61 deg. 36 min. 11 sec. West 231.58 feet to a set iron pin and cap; thence running along an old fence line near a small creek, South 19 deg. 19 min. 00 sec. East 38.41 feet to an iron pin (TBS); thence South 23 deg. 03 min. 31 sec. East 61.42 feet to an iron pin and cap (TBS); thence South 23 deg. 03 min. 31 sec. East 59.32 feet to an iron pin and cap (TBS); thence South 23 deg. 19 min. 03 sec. East 92.63 feet to an iron pin and cap (TBS); thence South 24 deg. 33 min. 41 sec. East 105.41 feet to a set iron pin and cap (TBS); thence South 20 deg. 16 min. 56 sec. East 103.92 feet to an iron pin and cap (TBS); thence South 40 deg. 52 min. 46 sec. East 35.70 feet to an iron pin and cap (TBS); thence South 30 deg. 09 min. 30 sec. East 10.57 feet to an iron pin and cap (TBS); thence South 30 deg. 09 min. 30 sec. East 26.63 feet to an iron pin and cap (TBS); thence South 57 deg. 39 min. 56 sec. East 26.63 feet to an iron pin and cap



(TBS); thence South 67 deg. 05 min. 55 scc. East 57.10 feet to an iron pin and cap (TBS); thence South 54 deg. 08 min. 13 sec. East 97.31 feet to an iron pin and cap (TBS); thence South 54 deg. 05 min. 05 sec. East 208.89 feet to an iron pin and cap (TBS); thence South 89 deg. 42 min. 34 sec. East 100.85 feet to an iron pin and cap (TBS); thence North 00 deg. 14 min. 45 sec. East 50.00 feet to an iron pin and cap (TBS); thence North 20 deg. 40 min. 02 sec. East 145.53 feet to a set iron pin and cap, a corner common to Lot 74 of Phase IV of the Village of Arcadian Springs; thence with lines common to Phase IV, North 74 deg. 55 min. 27 sec. West 140.39 feet to a set iron pin and cap; thence North 49 deg. 25 min. 20 sec. West 125.36 feet to a set iron pin and cap; thence North 22 deg. 26 min. 19 sec. West 299,33 feet to a set iron pin and cap; thence North 28 deg. 27 min. 03 sec. West 50.07 feet to a set iron pin and cap; thence North 33 deg. 55 min. 21 sec. West 254.86 feet to a set iron pin and cap; thence North 30 deg. 19 min. 08 sec. West 11.13 feet to the point of Beginning. Containing 5.35 acres, more or less, according to survey of Richard A. Reece, Registered Land Surveyor Number 1825, dated December 20, 2010.

Being a portion of those lands set forth in Warranty Deed Book 1215, Page 479, in the Register's Office for Anderson County, Tennessee.

Records in the Property Assessor's Office for Anderson County, Tennessee, identify the above described property as follows: <u>Tax Map:</u> 032, <u>Group:</u> N/A, <u>Control Map:</u> 032, <u>Parcel:</u> 030.00 and 030.01.

Subject property is located at 5.35 acres, more or less, The Village of Arcadian Springs, Phase II, Section Three, Andersonville, Tennessee 37705.

### TRACT (2):

Being known and designated as all of Lot 6, Phase 2, of The Village Green of Arcadian Springs, Garden Cottages, PUD, as shown by map of same of record in Plat Cabinet 6, Slide 183-A in the Register's Office for Anderson County, Tennessee, to which map specific reference is made for a more particular description.

For further reference see Warranty Deed from Bradley Hardesty and wife, Sheila Hardesty to Anderson Development Group, Inc. dated November 12, 2011 and recorded in Deed Book 1549, Page 1511, in the Register's Office for Anderson County, Tennessee.

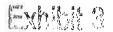
Records in the Property Assessor's Office for Anderson County, Tennessee, identify the above described property as follows: <u>Tax Map</u>: 032C, <u>Group</u>: B, <u>Control Map</u>: 032B, <u>Parcel</u>: 006.00.

Subject property is located at Lot 6, Phase 2 of The Village Green of Arcadian Springs Garden Cottages, PUD located at 106 Jasmine Drive, Andersonville, Tennessee 37705.

### TRACT (3):

Situate in the First (1<sup>st</sup>) Civil District of Anderson County, Tennessee, and consisting of three (3) tracts of real property and being more particularly described as follows:

TRACT (1) OF TRACT (3): Beginning at an iron pln which is the Southwest corner of the property, and being the corner of the tract herein described and the Hammer property; thence South 18 deg. 30 min. East 982 feet to an iron pin; thence South 30 deg. 00 min. East 1795.05 feet to an iron pin; thence South 62 deg. 06 min. East 414.95 feet; thence South 34 deg. 24 min. East 340 feet; thence South 27 deg. 48 min. East 680.1 feet to the top of Lone Mountain; thence with the top of Lone Mountain the following courses and distances: North 46 deg. 43 min. East 159 feet; North 35 deg. 48 min. East 95 feet; North 22 deg. 18 min. East



Book 1588 Page 5

72 feet; North 12 deg. 00 min. 86 feet; North 32 deg. 30 min. East 133 feet; North 24 deg. 48 min. East 175 feet; North 53 deg. 36 min. East 103 feet; North 28 deg. 00 min, East 109 feet; North 76 deg. 36 min. East 100 feet; North 62 deg. 18 min. East 183 feet; North 42 deg. 06 min. East 186 feet; North 87 deg. 30 min. East 135 feet; South 75 deg. 12 min. East 156 feet; North 81 deg. 54 min. East 230 fect; North 56 deg. 48 min. East 100 feet; North 28 deg. 06 min. East 188 feet; North 22 deg. 06 min. East 264 feet; North 59 deg. 30 min. East 327 feet; North 36 deg. 00 min. East 57 feet; North 11 deg. 00 min. East 75 feet; North 16 deg. 30 min. East 100 feet to an iron pin at the Sharp's property (the calls and distances along the top of Lone Mountain are meanders of the watershed reduced to a straight line); thence with the Sharp property line, North 41 deg. 42 min. West 1774 feet to an iron pin; thence South 50 deg. 12 min. West with the Sharp and Wallace property line and passing an iron pin at the corner of the Sharp and Wallace property line at 287 feet, a total distance of 841 feet to an iron pin in the Wallace property line; thence North 40 deg. 00 min. West 1674.02 feet to an iron pin; thence South 57 deg. 06 min. West 352.5 feet to an iron pin in the Dunning property line; thence with the Dunning property line South 31 deg. 48 min. East 141 feet to an iron pin; thence South 57 deg. 30 min. West 175 feet; thence North 30 deg. 18 min. West 325 feet to an iron pin; thence North 39 deg. 18 min. West 31 feet to the center of the creek; thence with the meanders of the creek the following courses and distances: South 67 deg. 30 min. West 95.4 feet; South 19 deg. 54 min. East 53 feet; South 85 deg. 54 min. West 81 feet; South 67 deg. 36 min. West 125 feet; South 32 deg. 30 min. West 60 feet; North 49 deg. 00 min. West 82 feet; South 69 deg. 00 min. West 187 feet; thence leaving the creek South 64 deg. 30 min. West 92 fect to the point of Beginning.

No boundary survey having been made at the time of this conveyance; description is the same as the previous deed.

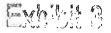
It is understood and agreed that there is also conveyed herewith a 25 foot right of way over the present existing right of way for the purpose of ingress and egress to and from the subject property to Highway 61.

This conveyance is made subject to the easement set forth in that certain Easement Agreement between Gary Sciber and wife, Pamela J, Seiber and Benny Mullins, dated September 31, 1993, and recorded in Book "U", Vol. 18, Page 268, in the Register's Office for Anderson County, Tennessee.

TRACT (2) OF TRACT (3): Consisting of five (5) parcels being more particularly described as follows:

Parcel At Beginning on a stone, West corner and M.E. South corner; thence Southeast with the parsonage lot 308 feet to a stone in Longmire's line; thence Northeast with Longmire and Irwin's line 363 feet to T.A. Sharp's corner on Gibbs Branch; thence with T.A. Sharp line Northwest 290 feet to the gate post, T.A. Sharp's corner at the Valley Road; thence Southwest with the road 153 feet to the corner of C.N. Rutherford's Post Office lot; thence Southeast 40 feet to a stake; thence Southwest 20 feet to a stake; thence Northwest 40 feet to a stake, giving 20 feet front to the Post Office lot; thence Southwest with the road 209 feet to the beginning. Containing 2.5 acres, more or less.

Parcel B: Beginning on a persimmon tree on Mark Rutherford's line (now R.B. Longmire's line); thence Southwest with said line to S. Methodist parsonage line; thence with said line to the Andersonville Institute's line; thence with said line to corner of grave yard fence; thence with grave yard fence to the public road; thence with said road Southeast to a boxwood tree; thence Northeast to a stone at forks of branch; thence an Easterly course with said branch (middle of branch being line) to F.M. Irwin line; thence Northwest with F.M. Irwin line; thence Northwest with F.M. Irwin line to the beginning. Containing 7 acres, more or less.



<u>Parcel C:</u> Beginning at edge of the Valley Road; thence Southeast 40 feet to a stake; thence Northeast 20 feet to a stake; thence Northwest 40 feet to Valley Road; thence Southwest 20 feet to the beginning, same being lot on which Andersonville Post Office is built.

Parcel D: Beginning at an elm tree; thence running a Southwest course with Mrs. R.B. Longmire line and tract herein described to J. Shields Wallace's line; thence running a Southeast course with J. Shields Wallace line to a stone in Myrtle Stooksbury's corner; thence running an East course with Myrtle Stooksbury's line and tract herein described to South corner of the barn; thence running a North course with Myrtle Stooksbury's line and tract herein described to the beginning corner at an elm tree, containing .50 acres, more or less.

No boundary survey having been made at the time of this conveyance; description is the same as the previous deed.

There is excepted from the above and not conveyed herein that portion heretofore conveyed to Andersonville Cemetery Association by deed recorded in Book of Deeds "O", Vol. 7, Page 185, and the property conveyed to Arthur L. Kiser and wife, Janet L. Kiser, by deed recorded in Book of Deeds "I", Vol. 13, Page 390, both in the Register's Office for Anderson County, Tennessee.

Parcels A, B, C, and D being a portion of the premises conveyed to Ben Mullins and wife, J. Ruth Mullins by Substitute Trustee's Deed from Mack A. Gentry, Substitute Trustee, dated February 28, 2000, of record in the Register's Office for Anderson County, Tennessee, in Book 1141, Page 928.

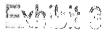
Parcel E: Beginning at an iron pin set in the Eastern right of way line of Mountain road, said iron pin being further located Southeasterly 785 feet from the point of intersection of Hwy. 61 and Mountain Road, being a common corner of the Gary Seiber property and the property herein described; thence along the Gary Seiber property line, seven (7) calls and distances as follows:

North 60 deg. 06 min. East 101.45 feet to an iron pin; North 74 deg. 47 min. East 48.08 feet to an iron pin; South 87 deg. 46 min. East 150.18 feet to an iron pin; South 69 deg. 42 min. East 123.58 feet to an iron pin; South 55 deg. 53 min. East 207.51 feet to an iron pin; South 76 deg. 10 min. East 105.88 feet to an iron pin; South 33 deg. 06 min. East 686.77 feet to an iron pin in the Mullins property line (fence line); thence with the Mullins property line, South 56 deg. 54 min. West 50 feet to an iron pin in the Tommy Irwin property line; thence with the Irwin property line, seven (7) calls and distances as follows: North 33 deg. 06 min. West 667.04 feet to an iron pin; North 76 deg. 10 min. West 95.09 feet to an iron pin; North 55 deg. 53 min. West 210.39 feet to an iron pin; North 69 deg. 42 min. West 109.56 feet to an iron pin; North 87 deg. 46 min. West 134.56 feet to an iron pin; South 74 deg. 47 min. West 33.98 feet to an iron pin; South 60 deg. 06 min. West 95.14 feet to a 48" boxwood at the Mountain Road right of way line; thence with said right of way line, North 29 deg. 45 min. West 50 feet to the point of Beginning.

No boundary survey having been made at the time of this conveyance; description is the same as the previous deed.

Parcel E being the same premises conveyed to Ben Mullins from Gary Seiber and wife, Pamela J. Seiber, dated April 12, 1995, of record in Book of Deeds "N", Vol. 19, Page 91, in the Register's Office for Anderson County, Tennessee.

There is further excepted from Tract Two of Tract(2) of Tract (3), Parcel (E) above and not conveyed herein that portion of the same heretofore conveyed to



Dan R. King, Jr. and wife, Gertle L. King, by Warranty Deed form Gary Seiber and wife, Pamela J. Seiber dated April 11, 1995, of record in the Register's Office for Anderson County, Tennessee, Book of Deed "F", Volume 19, Page 657.

There is excepted from the above described property and not conveyed herein that portion of the same being known and designated as all of Lot 10 of The Village of Arcadian Springs, Phase I, as shown by map of same of record in Plat Cabinet 6, Slide 147-D, in the Register's Office for Anderson County, Tennessee, to which map specific reference is hereby made for a more particular description, said portion having been heretofore conveyed by Anderson Development Group, Inc. to Joe Snodderly and Kenneth Anderson by Quitclaim Deed dated April 16, 2002, of record in said Register's Office in Book 1263, Page 53.

### TRACT (4):

Being Lot Nos. 1-38, Section I, The Village of Arcadian Springs, and Lot Nos. 1-10, Section II, The Village of Arcadian Springs, and all common areas, as shown on plat of record in Plat Cabinet 6, Slide 147-D, in the Register's Office for Anderson County, Tennessee.

Being Lot Nos. 1-7, Section III, The Village of Arcadian Springs, and all common areas, as shown on plat of record in Plat Cabinet 6, Slide 182-A in the Register's Office for Anderson County, Tennessee

Less and excepted any previously off-conveyed lots in said development.

Being a portion of the property conveyed to Anderson Development Group, Inc. by deed dated August 13, 2001 of record in Book 1215, Page 479, in the Register's Office for Anderson County, Tennessee.

The following are released and excepted from the above referenced property descriptions:

- 1. Joe Snodderly and Kenneth Anderson Lot 10, Plat Cabinet 6, Slide 147D, Deed Book 1263, Page 53, recorded April 16, 2002.
- 2. Lewis Aaron Madron, and wife, Rachel Foster Madron Lot 24, Section 1, Plat Cabinet 6, Slide 147D, Deed Book 1282, Page 800, recorded July 30, 2002.
- 3. Sheree L. Long, unmarried Lot 1, Section 1, Plat Cabinet 6, Slide 147D, Deed Book 1286, Page 433, recorded August 20, 2002.
- 4. Ken Anderson and Joe Snodderly Lot 12, Plat Cabinet 6, Slide 147D, Deed Book 1292, Page 553, recorded September 17, 2002.
- 5. Frances E. Purkey, unmarried Lot 15, Section 1, Plat Cabinet 6, Slide 147D, Deed Book 1312, Page 787 recorded December 10, 2002.
- 6. Michael M. Crider, and wife, Virginia L. Crider Lot 3, Phase III, Plat Cabinet 6, Slide 182A, Deed Book 1314, Page 205, recorded December 18, 2002.
- 7. Sondra K. Jamieson and S. Russell Manning Lot 38, Section 1, Plat Cabinet 6, Slide 147D, Deed Book 1325, Page 116, recorded February 7, 2003.
- Gayle Bryant, unmarried and Clarence Tracy Brown, III, unmarried Lot 19, Section 1, Plat Cabinet 6, Slide 147D, Deed Book 1345, Page 3166, recorded May 12, 2003.
- 9. Ken Anderson and Joe Snodderly Unit 4, Phase II, The Garden Cottages, Plat Cabinet 6, Slide 183A, Deed Book 1345, Page 4828, recorded May 19, 2003., and corrected deed to



Mountain Lake Homes, Inc., Lot 4, Section II, Phase I, Plat Cabinet 7, Slide 5A, recorded in Deed Book 1393, Page 788, on May 24, 2005.

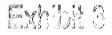
- 10. Ken Anderson and Ab Card Lot 16, Phase I, Plat Cabinet 6, Slide 147D, Deed Book 1346, Page 3457, recorded June 2, 2003.
- 11. John Michael Reynolds and Linda S. Reynolds Lot 23, Phase 1, Plat Cabinet 6, Slide 147D, Deed Book 1347, Page 792, recorded June 9, 2003.
- 12. Cardinal Capital Corporation Lot 13, Phase 1, Plat Cabinet 6, Slide 147D, Deed Book 1348, Page 3729, recorded July 7, 2003.
- 13. Ken Anderson and Joe Snodderly Lot 3, Phase II, (SHOULD BE SECTION II) Plat Cabinet 6, Slide 147D, and amended Plat 7, Slide 5A, Deed Book 1348, Page 3731, recorded July 7, 2003.
- 14. Alice J. Williams, unmarried Unit 8, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Deed Book 1349, Page 2137, recorded July 17, 2003.
- 15. Linda Anderson Unit 4, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Deed Book 1349, Page 4265, recorded July 24, 2003.
- 16. Carl Allred and wife, Judith Allred Lot 27, Phase I, Plat Cabinet 6, Slide 147D, Deed Book 1349, Page 4905, recorded July 28, 2003.
- 17. Harold Robbins Lot 3, Phase I, Plat Cabinet 6, Slide 147D, Deed Book 1350, Page 2379, recorded August 4, 2003.
- 18. Frances Beverley C. Baggett, unmarried Unit 9, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Deed Book 1354, Page 1965, recorded October 13, 2003.
- 19. Gene Boeknek and Judith Boeknek Unit 12, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Deed Book 1354, Page 2302, recorded October 15, 2003.
- 20. Richard E. Stretch and Portia Faye Stretch Lot 6, Section I, Plat Cabinet 6, Slide 147D, Deed Book 1355, Page 332, recorded on October 29, 2003, and re-recorded in Deed Book 1361, Page 4143, on April 26, 2004.
- 21. John M. Reynolds and Linda S. Reynolds Lot 25, Section I, Plat Cabinet 6, Slide 147D, Deed Book 1355, Page 338, recorded October 29, 2003.
- 22. Cardinal Capital Corporation, d/b/a ACS Builders Lot 14, Phase I, Plat Cabinet 6, Slide 147D, Deed Book 1356, Page 4544, recorded December 17, 2003.
- 23. Mason A. Leonard and wife, Elleen S. Leonard Lot 32, Section 1, Plat Cabinet 6, Slide 147D, Deed Book 1357, Page 1131, recorded December 26, 2003.
- 24. Timothy A. Viles and wife, Dana S. Viles Lot 22, Section 1, Plat Cabinet 6, Slide 147D, Deed Book 1358, Page 20, recorded January 21, 2004.
- 25. Stephen A. Barlow and wife, Sally D. Barlow Unit 11, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Deed Book 1358, Page 2791, recorded February 6, 2004.
- 26. Lynn Leach and Timeka Leach Lot 2, Section 1, Plat Cabinet 6, Slide 147D, Deed Book 1358, Page 3814, recorded on February 12, 2004.
- 27. Rudy Panetti and wife, Lora L. Panetti Lot 20, Section 1, Plat Cabinet 6, Slide 147D, Deed Book 1360, Page 45, recorded on March 17, 2004.



- 28. ACS Quality Builders, Inc. Lot 7, Section 1, Plat Cabinet 6, Slide 147D, Deed Book 1361, Page 4137, recorded April 26, 2004.
- 29. ACS Quality Builders, Inc. Lot 1, Phase III, Plat Cabinet 6, Slide 182A, Deed Book 1367, Page 1906, recorded June 29, 2004.
- 30. Derick Nance, unmarried Lot 18, Phase I, Plat Cabinet 6, Slide 147D, Deed Book 1368, Page 2304, recorded July 13, 2004.
- 31. Charles Justice and wife, Wilma Justice -- Unit 5, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Deed Book 1369, Page 462, recorded July 15, 2004.
- 32. Francis E. Carter, III and wife, Penny R. Carter Lot 21, Section 1, Phase I, Plat Cabinet 6, Slide 147D, Deed Book 1382, Page 284, recorded January 3, 2005.
- 33. Jacob Hogue and wife, Patricia Hogue Lot 57, Section 1, Phase IV, Plat Cabinet 7, Slide 78B, Deed Book 1382, Page 1540, recorded January 10, 2005.
- 34. Linda Anderson, married Lot 4, Phase III, Plat Cabinet 6, Slide 182A, Deed Book 1390, Page 657, recorded April 20, 2005.
- 35. Michael D. Kitts and wife, Amy L. Kitts Unit 13, Garden Cottages, Plat Cabinet 6, Slide 183A, Deed Book 1391, Page 1654, recorded May 5, 2005 and corrected in Deed Book 1405, Page 1091, correcting address, recorded October 5, 2005.
- 36. Ronald D. Spurlock and wife, Monica L. Spurlock Lot 33, Section I, Plat Cabinet 6, Slide 147D, Deed Book 1394, Page 1812, recorded June 8, 2005.
- 37. Daniel J. Watson and wife, Patricia G. Watson Lot 31, Section 1, Phase 1, Plat Cabinet 6, Slide 147D, Deed Book 1396, Page 2445, recorded July 6, 2005.
- 38. Mary L. Brown Lot 17, Section 1, Phase I, Plat Cabinet 6, Slide 147D, Phase I, Deed Book 1399, Page 1355, recorded August 2, 2005.
- 39. Leisure Life Style Housing, Inc. unspecified acreage (Anderson Pointe Condominiums), Deed Book 1400, Page 1964, recorded August 16, 2005.
- 40. James W. Fisher and wife, Susan D. Fisher Lot 7, Phase III, Plat Cabinet 6, Slide 182A, Deed Book 1403, Page 1440, recorded September 19, 2005.
- 41. James D. Millar and wife, Linda G. Millar -- Lot 2, Phase II, Plat Cabinet 7, Slide 5A, Deed Book 1408, Page 625, recorded November 7, 2005 and corrected in Deed Book 1409, Page 526, (not on list) recorded November 16, 2005, Plat Cabinet 6, Slide 183A.
- 42. Dona S. Marlow, unmarried Unit 3, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Deed Book 1411, Page 2299, recorded December 21, 2005.
- 43. Tonia M. Tindell, a single woman and Myron Starrett, a single man Lot 9, Section II, Phase I, Plat Cabinet 7, Slide 5A, Deed Book 1412, Page 317, recorded December 27, 2005.
- 44. James Fisher, Sr. and wife, Ruby L. Fisher Lots 5 and 6, Phase III, Plat Cabinet 6, Slide 182A, Deed Book 1413, Page 552, recorded January 9, 2006.
- 45. Timothy M. Adkins, and R. Don Adkins and wife, Janice L. Adkins Lot 1, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Deed Book 1424, Page 428, recorded May 22, 2006.



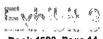
- 46. Rebecca B. Myers Lot 35, Section 1, Phase 1, Plat Cabinet 6, Slide 147D, Deed Book 1426, Page 1392, recorded June 19, 2006. This lot is released from Trust Deed 1359, Page 158, Trust Deed 1281, Page 382, and Trust Deed 1351, Page 4690, in Book 1402, Page 1572.
- 47. Roger Lanc and wife, Suzanne Lane Lot 59, Section 1, Phase IV, Plat Cabinet 7, Slide 78B, Deed Book 1435, Page 1973, recorded October 3, 2006.
- 48. Sandra Branam Unit 7, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Deed Book 1437, Page 1209, recorded October 23, 2006.
- 49. Wilma Justice and husband Charles Justice Lot 36, Phase I, Plat Cabinet 6, Slide 147D, Deed Book 1443, Page 828, recorded January 3, 2007.
- 50. Cardinal Capital Corporation Lot 71, Phase IV, Plat Cabinet 7, Slide 78B, Deed Book 1446, Page 56, recorded February 6, 2007.
- 51. Theodore A. Scroback and wife, JoAnn M. Scroback Lot 11, Section 1, Phase 1, Plat Cabinet 6, Slide 147D, Deed Book 1446, Page 2390, recorded February 20, 2007.
- 52. Andrew Rohlfs a/k/a Andrew T. Rohlfs, Unmarried Unit 18, Garden Cottages, Phase II, Plat Cabinet 6, Slide 183A, Deed Book 1456, Page 1174, recorded June 18, 2007.
- 53. Gold Leaf Homes, LLC Lot 29, Section 1, Phase I, Plat Cabinet 6, Slide 147D, Deed Book 1457, Page 860, recorded June 29, 2007.
- 54. Sharon K. Wilcox and husband, Roger H. Wilcox, Unit 22, Phase II, Section II, Garden Cottages, Plat Cabinet 7, Slide 72C, Book 1462, Page 2257, recorded September 10, 2007.
- 55. Cleddie L. Vanderveer and wife, Carol L. Vanderveer, Lot 5, Section 1, Plat Cabinet 6, Slide 147D, Book 1466, Page 1116, recorded November 1, 2007.
- 56. Georgie Ball, Lot 30, Section 1, Plat Cabinet 6, Slide 147D, Book 1468, Page 122, recorded November 29, 2007.
- 57. Bradley Hardesty and wife, Shelia Hardesty, Lot 6, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Book 1468, Page 2115, recorded December 10, 2007.
- 58. Gold Leaf Homes, LLC, Unit 19, Garden Cottages Phase II, Section II, Plat Cabinet 7, Slide 72C, Book 1472, Page 880, recorded February 4, 2008.
- 59. Stephan L. Allan and wife, Susan M. Allan, Lot 9, Phase I, Section I, Plat Cabinet 6, Slide 147D, Book 1479, Page 999, recorded May 6, 2008.
- 60. Matthew C. Stolte and wife, Tami L. Stolte, Lot 8, Phase I, Section I, Plat Cabinet 6, Slide 147D, Book 1480, Page 1519, recorded May 23, 2008.
- 61. Gold Leaf Homes, LLC, Unit 20, Garden Cottages, Phase II, Section II, Plat Cabinet 7, Slide 72C, Book 1480, Page 1629, recorded May 23, 2008.
- 62. Justin Tray Hardin, unmarried and Holly Jacobs, unmarried, Unit 17, Garden Cottages, Phase II, Plat Cabinet 6, Slide 183A, Book 1480, Page 2433, recorded May 28, 2008.
- 63. Brenda G. Fox, Lots 1 and 2, Phase I, Section II, Plat Cabinet 7, Slide 5A, Book 1486, Page 34, recorded August 18, 2008.
- 64. Conley Lewis Sharp, Jr. and wife, Sandra Sharp, Lot 6, Phase I, Section II, Plat Cabinet 7, Slide 5A, Book 1491, Page 471, recorded November 19, 2008.



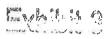
- 65. Stephen L. Allan and wife, Susan M. Allan, Lot 37, Section I, Plat Cabinet 6, slide 147D, Book 1492, Page 2008, recorded December 22, 2008.
- 66. Charles Stalnaker and wife, Beth Stalnaker, Lot 28, Phase I, Section I, Plat Cabinet 6, Slide 147D, Book 1511, Page 1821, recorded October 15, 2009.
- 67. Anthony Hill and wife, Carman V. Hill, Unit 21, Garden Cottages, Phase II, Section II, Plat Cabinet 7, Slide 72C, Book 1512, Page 336, recorded October 23, 2009.
- 68. Arcadian Group, LLC, Lot 53, Phase IV, Plat Cabinet 7, Slide 78B, Book 1514, Page 2231, recorded December 16, 2009.
- Arcadian Group, LLC, Lot 54, Phase IV, Plat Cabinet 7, Slide 78B, Book 1514, Page 2241, recorded December 15, 2009.
- 70. Easement and private right of way to James Fisher, Sr. and wife, Ruby L. Fisher, as tenants by the entireties, Book 1518, Page 2365, recorded March 15, 2010.
- 71. Stephen L. Allan and wife, Susan Allan, Lot 67, Phase IV, Plat Cabinet 7, Slide 78B, Book 1523, Page 485, recorded June 7, 2010.
- 72. Earl T. Lunsford and wife, Pamela C. Lunsford, Lot 66, Phase IV, Plat Cabinet 7, Slide 78B, Book 1524, Page 1177, recorded July 1, 2010.
- 73. David T. Hanson and wife, Mary Anne Hanson, Lot 34, Plat Cabinet 6, Slide 147D, Book 1528, Page 395, recorded September 8, 2010.
- 74. Joe M. Gibson and wife, April D. Gibson, Lot 72, Phase IV, Plat Cabinet 7, Slide 78B, Book 1535, Page 408, recorded January 13, 2011.
- 75. Bert Culbertson and wife, Sommerville Harris, Lot 26, Plat Cabinet 6, Slide 147D, Book 1539, Page 1804, recorded April 12, 2011.
- 76. Holly S. Sapp, Unit 16, Garden Cottages, Plat Cabinet 6, Slide 183A, Book 1541, Page 934, recorded May 16, 2011.
- 77. Joseph E. Youakim, Lot 76, Phase IV, Plat Cabinet 7, Slide 78B, Book 1542, Page 1815, recorded June 15, 2011.
- 78. Joel K. Albenze, single, Lot 14, Phase I, Plat Cabinet 6, Slide 147D, Book 1552, Page 1848, recorded January 4, 2012.
- 79. William Dunkel and wife, Sara Dunkel, Easement and private right of way, Book 1556, Page 1383, recorded March 16, 2012.
- 80. Justin T. Hardin and wife, Holly M. Hardin, Lot 64, Phase IV, Section I, Plat Cabinet 7, Slide 78B, Book 1560, Page 932, recorded May 18, 2012.
- 81. Lot 33, 203 Morning Glory Drive, Arcadian Springs Subdivision, Andersonville, Tennessee, Phase II, Section (3) Plat Cabinet 8, Slide 131A and being collateral shown on a separate deed of trust from Anderson Development Group, Inc. to First State Financial, Inc. dated June 30, 2011, and recorded in Book 1543, Page 1548, in the Register's Office for Anderson County, Tennessee, on July 7, 2011, securing payment of one promissory note in the original amount of \$134,300.00, which said deed of trust secured separate indebtedness by Anderson Development Group, Inc. to First State Financial, Inc. which remains due and owing and is not released and is in the process of foreclosure.



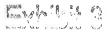
- 19. Unit 4, Phase II, The Garden Cottages, Plat Cabinet 7, Slide 183-A, Book 1350, Page 517, recorded July 29, 2003.
- Lot 27, Section I, Plat Cabinet 6, Slide 147D, Book 1350, Page 518, recorded July 29, 2003.
- Lot 22, Section 1, Plat Cabinet 6, Slide 147D, Book 1358, Page 838, recorded January 27, 2004.
- Lot 2, Section 1, Plat Cabinet 6, Slide 147D, Book 1359, Page 168, recorded on February 23, 2004.
- Lot 4, Section II, Phase II, Plat Cabinet 6, Slide 147D as amended in Plat Cabinet 7, Slide 7-5A, Book 1360, Page 2724, recorded on March 30, 2004.
- Lot 32, Section 1, Phase I, Plat Cabinet 6, Slide 147D, Book 1360, Page 2726, recorded March 30, 2004.
- Lot 25, Section I, Phase I, Plat Cabinet 6, Slide 147D, Book 1360, Page 2727, recorded March 30, 2004.
- Lot 18, Section I, Phase I, Plat Cabinet 6, Slide 147D, Book 1360, Page 2728, recorded March 30, 2004.
- Lot 14, Section I, Phase I, Plat Cabinet 6, Slide 147D, Book 1360, Page 2730, recorded March.
- Lot 16, Phase I, Plat Cabinet 6, Slide 147-D, Book 1360, Page 2729, recorded March 30, 2004.
- Lot 3, Section, Phase I, Plat Cabinet 6, Slide 147D, Book 1360, Page 2731, recorded March 30, 2004.
- Lot 10, Section I, Phase I, Plat Cabinet 6, Slide 147D, Book 1360, Page 2732, recorded March 30, 2004.
- Lot 6, Section I, Phase I, Plat Cabinet 6, Slide 147D, Book 1360, Page 2733, recorded on March 30, 2004.
- 32. Lot 7, Section 1, Phase I, Plat Cabinet 6, Slide 147D, Book 1361, Page 4228, recorded April 26, 2004.
- 33. Lot 33, Section I, Phase I, Plat Cabinet 6, Slide 147D, Book 1365, Page 2229, recorded June 8, 2004.
- 34, Lot 1, Phase III, Plat Cabinet 6, Slide 182A, Book 1369, Page 372, recorded July 15, 2004.
- Lot 7, Phase III, Plat Cabinet 6, Slide 182A, Book 1369, Page 2029, recorded July 23, 2004.
- 36. Lot 5, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Book 1369, Page 2030, recorded July 23, 2004.
- Lot 21, Section 1, Phase I, Plat Cabinet 6, Slide 147D, Book 1382, Page 1749, recorded January 11, 2005.
- 38. Lot 57, Section 1, Phase IV, Plat Cabinet 7, Slide 78B, Book 1383, Page 500, recorded January 19, 2005.



- Lot 9, Section II, Phase I, Plat Cabinet 6, Slide 147-D, as corrected in Plat Cabinet 7, Slide 5A, Book 1385, Page 1848, recorded February 23, 2005.
- Unit 13, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Book 1393, Page 1950, recorded May 31 2005.
- 41. Lot 33, Section I, Phase I, Plat Cabinet 6, Slide 147D, Book 1396, Page 1035, recorded June 30, 2005.
- Lot 17, Section 1, Phase I, Plat Cabinet 6, Slide 147D, Phase I, Book 1400, Page 1409, recorded August 15, 2005.
- 43. 6.32 acres, more or less, Book 1401, Page 830, recorded August 23, 2005.
- 44. Lot 35, Section 1, Phase 1, Plat Cabinet 6, Slide 147D, Book 1402, Page 1572, recorded September 6, 2005.
- 45. Lot 31, Section 1, Phase I, Plat Cabinet 6, Slide 147D, Book 1403, Page 2404, recorded September 22, 2005.
- 46. Lot 2, Phase II, Plat Cabinet 7, Slide 5A, corrected to Plat Cabinet 6, Slide 183A, Book 1409, Page 1408, recorded November 22, 2005.
- 47. Lot 18, Garden Cottages, Phase II, Plat Cabinet 6, Slide 183A, Book 1412, Page 725, recorded December 28, 2005.
- 48. Lot 1, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Book 1412, Page 726, recorded December 28, 2005.
- Unit 3, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Book 1413, Page 2332, recorded January 19, 2006.
- Unit 7, Phase II, Garden Cottages, Plat Cabinet 6, Slide 183A, Book 1421, Page 994, recorded April 19, 2006.
- Lot 36, Section I, Phase I, Plat Cabinet 6, Slide 147D, Book 1424, Page 2132, recorded May 30, 2006.
- 52. Lot 71, Phase IV, Plat Cabinet 7, Slide 78B, Book 1446, Page 1213, recorded February 13, 2007.
- Lot 11, Section 1, Section I, Phase 1, Plat Cabinet 6, Slide 147D, Deed Book 1448, Page 791, recorded March 7, 2007.
- 54. Lot 6, Phase I, Section II, Phase I, Plat Cabinet 6, Slide 147-D (new amended Plat Cabinet 7, Slide 5-A), Book 1448, Page 1730, recorded March 12, 2007.
- 55. Lot 29, Section 1, Phase I, Plat Cabinet 6, Slide 147-D, Book 1457, Page 539, recorded June 28, 2007.
- 56. Lot 17, Plat Cabinet 7, Slide 72-C, Book 1460, Page 1077, recorded August 8, 2007.
- 57. Unit 22, Phase II, Section II, Garden Cottages, Plat Cabinet 7, Slide 72C, Book 1462, Page 2369, recorded September 11, 2007.
- 58. Lot 30, Section 1, Plat Cabinet 6, Slide 147D, Book 1465, Page 2214, recorded October 24, 2007.



- Lot 5, Section 1, Plat Cabinet 6, Slide 147D, Book 1466, Page 2007, recorded November 6, 2007.
- Lot 35, Section 1, Phase 1, Plat Cabinet 6, Slide 147D, Book 1470, Page 1, recorded December 27, 2007.
- Unit 19, Garden Cottages Phase II, Section II, Plat Cabinet 7, Slide 72C, Book 1472, Page 1524, recorded February 6, 2008.
- 62. Lot 64, Phase IV, Section IV, Section I, Plat Cabinet 7, Slide 78B, Book 1473, Page 2459, recorded February 27, 2008.
- 63. Lot 9, Phase I, Section I, Plat Cabinet 6, Slide 147D, Book 1479, Page 998, recorded May 6, 2008.
- Lot 8, Phase I, Section I, Plat Cabinet 6, Slide 147D, Book 1481, Page 1522, recorded June 5, 2008.
- Unit 20, Garden Cottages, Phase II, Section II, Plat Cabinet 7, Slide 72C, Book 1481, Page 1524, recorded June 5, 2008.
- Unit 16, Garden Cottages, Plat Cabinet 6, Slide 183A, Book 1483, Page 261, recorded June 30, 2011.
- 67. Lots 1 and 2, Phase I, Section II, Plat Cabinet 7, Slide 5A, Book 1488, Page 1464, recorded August 18, 2008.
- 68. Lot 37,
- 69. Plat Cabinet 6, slide 147D, Book 1492, Page 973, recorded December 12, 2008.
- Lot 1, Phase III, Plat Cabinet 6, Slide 182A, Deed Book 1496, Page 589, recorded February 17, 2009.
- Unit 21, Garden Cottages, Phase II, Section II, Plat Cabinet 7, Slide 72C, Book 1500, Page 188, recorded April 14, 2009.
- 72. Lot 28, Plat Cabinet 6, Slide 147D, Book 1504, Page 1847, recorded June 19, 2009.
- Unit 21, Garden Cottages, Phase II, Section II, Plat Cabinet 7, Slide 72C, Book 1512, Page 152, recorded October 22, 2009.
- 74. Lot 9, Plat Cabinet 6, Slide 147D, Book 1513, Page 1456, recorded November 19, 2009.
- 75. Lots 53 and 54, Phase IV Plat Book 7, Slide 78B, Book 1514, Page 2375, recorded December 16, 2009.
- Lot 66, Phase IV, Plat Cabinet 7, Slide 78B, Book 1516, Page 484, recorded January 11, 2010.
- 77. Lot 14, Phase I, Plat Cabinet 6, Slide 147D, Book 1523, Page 69, recorded June 3, 2010.
- Lot 67, Phase IV, Plat Cabinet 7, Slide 78B, Book 1523, Page 1673, recorded May 15, 2010.
- Lot 72, Phase IV, Plat Cabinet 7, Slide 78B, Book 1536, Page 1105, recorded February 4, 2011.
- Lot 76, Phase IV, Plat Cabinet 7, Slide 78B, and 5.35 acres, more or less, Book 1539, Page 1060, recorded May 5, 2011.



- 80. Lot 34, Plat Cabinet 6, Slide 147D, Book 1537, Page 1640, recorded March 2, 2011.
- Lot 76, Phase IV, Plat Cabinet 7, Slide 78B, Book 1543, Page 908, recorded June 30, 2011.
- 82. Lot 26, Plat Cabinet 6, Slide 147D, Book 1544, Page 1600, recorded July 29, 2011.
- Lot 64, Phase IV, Section I, Plat Cabinet 7, Slide 78-B, Book 1560, Page 954, recorded May 15, 2012.
- Unit 17, Garden Cottages, Phase II, Plat Cabinet 6, Slide 183A, Book 1560, Page 1333, recorded May 23, 2012.
- Unit 17, Garden Cottages, Phase II, Plat Cabinet 6, Slide 183A, Book 1560, Page 1334, recorded May 23, 2008.
- 86. Lot 20, Section 1, Plat Cabinet 6, Slide 147D, Deed Book 1576, Page 780, recorded on March 14, 2013.
- 87. Reference is made to two (2) Partial Releases from both dated May 9, 2013, and being recorded in Book 1582, Page 772, and Book 1582, Page 774, in the Register's Office for Anderson County, Tennessee, on May 20, 2013.

The said Trustee and Substitute Trustee has applied the consideration as follows:

Trustee and Substitute Trustee Fee	\$ 5,000.00
Certified Mail	\$ 109.05
Publication Fee	\$ 3,451.31
TOTAL	\$ 8,560.36

The balance in the amount of One Million Ninety One Thousand Four Hundred Thirty Nine Dollars and Sixty Four Cents (\$1,091,439.64) is to be credited against the indebtedness in the order of priority as listed above, as applicable.

Records in the office of the Property Assessor for Anderson County, Tennessee show the following tax maps and parcel numbers relating to the above property as of January 1, 2013:

Map Number 032-032-030.00 Map Number 032-032-030.01 Map Number 032B-D-032B-004.00 Map Number 032B-D-032B-041.00 Map Number 032B-D-032B-042.00 Map Number 032B-D-032B-044.00 Map Number 032B-D-032B-049.00 Map Number 032F-E-032B-010.00 Map Number 032G-E-032B-014.00 Map Number 032G-E-032B-015.00 Map Number 032B-E-032B-019.00 Map Number 032B-E-032B-020.00 Map Number 032C-E-032B-026.00 Map Number 032E-E-032B-028.00 Map Number 032F-E-032B-033.00 Map Number 032F-E-032B-035.00 Map Number 032F-E-032B-036.00



Map Number 032F-E-032B-037.00
Map Number 032F-E-032B-038.00
Map Number 032F-E-032B-042.00
Map Number 032F-E-032B-043.00
Map Number 032F-E-032B-045.00
Map Number 032C-E-032B-050.00
Map Number 032C-E-032B-051.00
Map Number 032C-E-032B-055.00
Map Number 032F-E-032B-055.00
Map Number 032F-E-032B-055.00
Map Number 032F-E-032B-056.00
Map Number 032F-E-032B-057.00
Map Number 032F-E-032B-057.00
Map Number 032F-E-032B-034.00

And the First Party, as Trustee and Substitute Trustee, does hereby transfer and assign and set over unto the Second Party all of the covenants and warranties contained in the aforesaid Deeds of Trust, and does hereby warrant the title as fully as he is authorized to do as Trustee/Substitute Trustee, but no further or otherwise.

WITNESS the signature of the First Party on this the 1st day of August, 2013.

JOSEPH G. COKER,

Trustee and Substitute Trustee

### <u>OATH</u>

STATE OF TENNESSEE COUNTY OF CAMPBELL

Personally appeared before me, a Notary Public for the aforesaid State and County, the within named party, JOSEPH G. COKER, the *Trustee and Substitute Trustee* named in the instruments set forth above, with whom I am personally acquainted, and who, after being duly sworn according to law, makes oath that he has read the foregoing TRUSTEE'S AND SUBSTITUTE TRUSTEE'S DEED, and is familiar with and understands the contents thereof, and executed same for the purposes therein contained by signing his name thereto in his official capacity as Trustee and Substitute Trustee, as applicable.

WITNESS my hand and seal at office this 1st of August, 2013.

Morary Public

My Commission Expires: 10/9/13

I hereby swear or affirm that the actual consideration of this transfer is \$1,100,000.00.

Book 1588 Page 18

STATE OF Kentucky

Subscribed and swom to before me this 6 day of August, 2013.

Caraly Manual NOTARY PUBLIC

Smmission expires: Sept 23, 2016

Responsible Taxpayer and Property Owner is:

NAME:

ASSET PROTECTION MANAGEMENT, INC.

ADDRESS:

Post Office Box 400

Middlesboro, Kentucky 40965

Foreclosure/fst/Anderson development/trustee's deed/bw

This Instrument was prepared by Joseph O. Coker, Attorney at Law, 160 Valley Street, Post Office Box 134, Jacksboro, Tennessee 37757. (A)

