

RESOLUTION 17-48

A RESOLUTION TO ANNEX A 14.719 ACRE PORTION OF MAURY COUNTY TAX MAP 043, PARCEL 011.04, (WHICH CONTAINS A TOTAL OF 15.15 ACRES) INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.

(ANX 324-2017 DERRYBERRY ANNEXATION)

WHEREAS, the subject property is not contiguous on all sides by the corporate limits of the City of Spring Hill; and

WHEREAS, the subject property is located within the growth boundary of the City of Spring Hill; and

WHEREAS, the property owner has requested annexation in order to ensure the value and availability of this property for future uses; and

WHEREAS, city utility and emergency response services are readily available at the site; and

WHEREAS, this request was forwarded to the Board of Mayor and Aldermen by the Spring Hill Municipal Planning Commission on April 10th, 2017 with a recommendation of approval; and

WHEREAS, all Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, the property shown as part (14.719 acres) of Maury County Tax Map 043, Parcel 011.04 (15.15 acres), is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee, and made part thereof.

BE IT FURTHER RESOLVED, that the Board of Mayor and Aldermen of the City of Spring Hill, approves the following Plan of Services:

Police Protection: The parcel shall be subject to and benefit from City police protection upon the effective date of annexation. These services should include, but not necessarily limited to, patrolling, response calls for assistance, crime prevention services, traffic control and other accident prevention services. Radio operations are normal and uninhibited within the area. The impact of annexation on police personnel requirements is minimal.

Fire Protection: Fire protection will be provided by the City of Spring Hill immediately upon the effective date of annexation.

Additionally, fire protection services such as those made available through the City's Fire Marshal and Fire Investigation offices will be made on the effective date of annexation.

Public Water Service: Currently water service is available to the property. The water service for the property will be provided after annexation by the City of Spring Hill Water System.

Public Sewer Service: Currently sewer service is not available on the property. Extending sewer service will be at the owner's/developer's expense.

Solid Waste Collection: Spring Hill currently provides its businesses and residents refuse collection services via a city-wide contract with a private solid waste collection company. These services will be extended to the annexed area within 90 days of the effective date of annexation.

Recreational Facilities and Programs: There are no existing residents within the proposed annexation area. All of the recreational areas and programs, current or future, provided for the present City residents will be made available upon the effective date of annexation to all future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

Planning and Zoning Services: The City's planning and zoning jurisdiction will be extended to the annexed area upon the effective date of annexation. When a property is annexed into the city, it is automatically zoned as AG, Agricultural, the most restrictive land use. The Future Land Use Designation of the property is Community Commerce Area.

Road and Street Constructions and Repair: Signs and Lighting: After any newly constructed streets have been constructed and appropriately dedicated, the City will provide standard and routine maintenance on the same basis as other streets within the jurisdiction of the City. Additionally, as new streets are developed, signage and lighting will be required in the same manner as is required throughout the City of Spring Hill.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program requiring the management of all storm water discharge. The requirements of the Storm Water program will be applicable to the annexed area immediately upon the effective date of annexation. All erosion control programs and inspection services will be applicable immediately upon the effective date of annexation.

Inspection/Code Enforcement: The City of Spring Hill Codes Department provides plan review services, inspection and code enforcement services (i.e. building, plumbing, gas and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, neighborhood services for housing, litter, overgrowth, illegal dumping) to all areas of the City of Spring Hill. These same services will be provided to the newly annexed area immediately upon its effective date of annexation.

Animal Control: The City of Spring Hill does not provide Animal Control, but relies on Maury County for this service.

Passed and adopted by the City of Spring Hill, this 15th day of May, 2017.



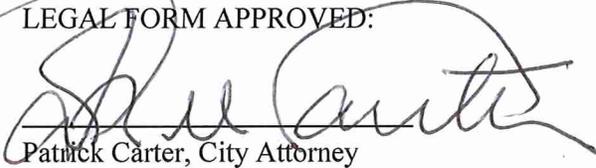
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, City Planner
MEETING: April 10, 2017
SUBJECT: ANX 324-2017 (Derryberry Annexation)

ANX 324-2017: Submitted by Anderson, Delk, Epps and Associates, Inc. for property located on Port Royal Road. The property is zoned AG (Maury County) and contains approximately 15.15 acres. The applicant requests annexation of part of the property (14.719 acres) into the Spring Hill City limits.

Property Description and History: This property is located south of Saturn Parkway on either side of Port Royal Road near the intersection with Tom Lunn Road. Rutherford Creek flows through the portion of the parcel on the west side of Port Royal and along the northern part of the portion east of Port Royal Road. The portion of the parcel west of Port Royal Road is almost entirely in the floodway. The applicant has mailed public notification letters and the City has installed public notification signs on the property.

Request: The applicant requests to annex 14.719 acres of the property (15.15 acres total) into the city limits. The portion proposed to be annexed is on the eastern side of Port Royal Road. The remainder of the parcel, west of Port Royal Road will consist of approximately 0.431 acres.

Water and Sewer: Public utilities are readily available in the vicinity.

Land Use and Zoning: Upon annexation, the zoning classification will be designated as AG, Agricultural, until Planning Commission consideration and Board of Mayor and Aldermen approval of a rezoning request.

Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan classifies the area as a Residential Neighborhood Area, an area that represents a transition between natural and rural settings and more intense environments. The development pattern in this area is characterized by low to moderate density residential subdivisions and traditional neighborhoods.

Engineers/Public Works Comments: No comments.

Recommendation: Staff recommend forwarding ANX 324-2017 to the Board of Mayor and Aldermen with a recommendation for approval.



ANDERSON, DELK, EPPS & ASSOCIATES, INC.

Engineering • Land Planning • Surveying

618 GRASSMERE PARK DRIVE • SUITE 4
NASHVILLE, TENNESSEE 37211
Telephone (615) 331-0809
Fax (615) 331-0110

March 13, 2017

Mr. Jon Baughman, Associate Planner
City of Spring Hill
P.O. Box 789
Spring Hill, TN 37174

→ PART of

**Re: Annexation of Map 43, Parcel 11.04
Register's Office of Maury County on
Port Royal Road**

Dear Mr. Baughman,

We are submitting the above referenced Site for Annexation into Spring Hill, Tennessee. If you have any questions, please call.

Sincerely,

Joe Epps, P.E.

JE/lw

Enclosures

**City of Spring Hill, Tennessee
Planning Commission Agenda Application**

199 Town Center Parkway, Spring Hill TN 37174
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: _____	Fee: _____
Date Accepted as complete: _____	Case number: _____
Map/Parcel: _____	Public hearing date: _____

Date: 03/13/17 Project Name: DERRYBERRY PROPERTY

Property Address/Location: MAP 43, PARCEL 11.04 R.O.M.C.
Park Royal Road

Current Zoning District(s): N/A (ANNEXATION) Property Size: 15.15 ac ±

Type of request being made —	Materials required to be submitted with application
<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Letter of request
<input type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Proof of ownership
<input type="checkbox"/> Major Modification	<input checked="" type="checkbox"/> Two (2) folded hard copies of the proposal, including all required information as outlined in the applicable checklist. <u>Including a vicinity map with an aerial image, the project boundaries outlined in yellow, names of all adjacent streets. Must show a minimum of 1/2 mile radius.</u>
<input type="checkbox"/> Minor Modification	<input checked="" type="checkbox"/> A CD containing a copy of all required submittal items in PDF format.
<input type="checkbox"/> Easement/Right-of-way Vacation	Note to the applicant:
<input type="checkbox"/> Sketch Plan	* Applications and all required submittals must be filed with the Planning Department by the established deadline.
<input type="checkbox"/> Neighborhood Concept Plan	* Both the applicant/representative and property owner must sign the application. Applications not signed by the property owner will not be accepted.
<input type="checkbox"/> Lot Split	* All applications must be accompanied by completed checklist.
<input type="checkbox"/> Property Line Adjustment	
<input type="checkbox"/> Preliminary Plat	
<input type="checkbox"/> Concurrent Plat	
<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Site Plan	
<input type="checkbox"/> Master Development Plan (PUD) Preliminary/Final	
<input type="checkbox"/> Traditional Neighborhood Development	
<input type="checkbox"/> Other _____	

**City of Spring Hill, Tennessee
Planning Commission Agenda Application**

199 Town Center Parkway, Spring Hill TN 37174
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: _____	Fee: _____
Date Accepted as complete: _____	Case number: _____
Map/Parcel: _____	Public hearing date: _____

Date: 03/13/17 Project Name: DERRYBERRY PROPERTY

Property Address/Location: MAP 43, PART 2 PARCEL 11.04 R.O.M.C.

Current Zoning District(s): N/A (ANNEXATION) Property Size: 14.719 AC ±
SEE EXHIBIT 'B'

Type of request being made —	Materials required to be submitted with application
<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Letter of request
<input type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Proof of ownership
<input type="checkbox"/> Major Modification	<input checked="" type="checkbox"/> Two (2) folded hard copies of the proposal, including all required information as outlined in the applicable checklist.
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<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Site Plan	
<input type="checkbox"/> Master Development Plan (PUD) Preliminary/Final	
<input type="checkbox"/> Traditional Neighborhood Development	
<input type="checkbox"/> Other _____	

APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

JOE EPPS
Name (printed): ANDERSON, DELA EPPS & ASSOC. INC. Date: 03/13/17
Address: 618 GRASSMERE PARK DRIVE SUITE 4
NASHVILLE, TN 37211
Phone number: (615) 331-0809
Email: ANDERSONDELA@BELLSOUTH.NET
Signature: *Joe Epps*

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

THE ESTATE OF FRANCES S. DEEDERBAKER, DECEASED
Name (printed): % DARLENE & SAMUEL BAKER Date: 9 Mar 2017
Address: 1310 Stonewall Blvd
Murfreesboro TN 37130
Phone number: 615-594-3362
Email: sbaker@acm.org
Signature: *Samuel Baker*

Name (printed): Darlene Baker Date: 3 Mar 2017
Address: 1310 Stonewall Blvd
Murfreesboro TN 37130
Phone number: 615-618-0362
Email: deedeebaker@gmail.com
Signature: *Darlene Baker*

March 13, 2017

City of Spring Hill
P.O. Box 789
Spring Hill, TN 37174

To Whom It May Concern:

We hereby give Anderson, Delk, Epps and Associates the right to represent us on the annexation and rezoning of 14.71 acres located on the east side of Port Royal Rd. (see attached Exhibit B) being a portion of Tax Parcel 11.04, Tax Map 43 as described in the Maury County Registers Office as representatives of the Estate of Frances S. Derryberry, deceased.

Thank you,

Estate of Frances S. Derryberry

By: 
Darlene Baker

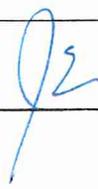
By: 
Samuel Baker

Rezone Checklist

Initial	
	Pre-application conference with Planning Department
	Written Notice to all property owners within 500 feet of the subject property via certified letter per Spring Hill Zoning Ord. Article 19
	Verification of Notice per Spring Hill Zoning Ord. Article 19
	Letter of request
	<p>Concept Plan:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proposed future development details with acreage, flood areas, property dimensions and legal description. <input type="checkbox"/> Any transportation route shown on the Major Thoroughfare Plan or Greenways Plan that is adjacent or shown within the subject property. <input type="checkbox"/> Proposed traffic routes and impacts of future development. Ex. Level of Service impact <input type="checkbox"/> Compliance with the Comprehensive Plan.

Annexation Checklist

Initial	
	Pre-application conference with Planning Department
	<p>Concept Plan: <i>N/A</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Proposed future development details with acreage, flood areas, property dimensions and legal description. <input checked="" type="checkbox"/> Any transportation route shown on the Major Thoroughfare Plan or Greenways Plan that is adjacent or shown within the subject property. <input checked="" type="checkbox"/> Proposed traffic routes and impacts of future development. Ex. Level of Service impact <input type="checkbox"/> Proposed land use zone. <i>N/A (FUTURE RESIDENTIAL)</i>

Completed by: _____ 

Fee Schedule

Site Plan

◆ Sketch Plan	\$100
◆ Nonresidential	\$100 + \$.01 per sq/ft of gross floor area *
◆ Residential	\$100 + \$10 per dwelling unit*
◆ Minor Modification	\$100
◆ Major Modification	\$100
◆ Extension	\$100
◆ Professional Consultant Review Fees	\$.02 per sq/ft of gross floor area—Nonresidential \$10 per dwelling unit—Residential

Subdivision Plat

◆ Neighborhood Concept Plan	\$200
◆ Property Line Adjustment	\$100
◆ Lot Split	\$200
◆ Preliminary Plat	\$100 + \$20 per acre + \$5 per lot
◆ Final Plat	\$25 + \$5 per lot
◆ Concurrent Plat	\$200 + \$5 per lot
◆ Minor Modification	\$100
◆ Major Modification	\$100
◆ Extension	\$100

Zoning Amendment

◆ Annexation	\$100
◆ Rezoning	\$200

⇒ \$100

Residential Planned Unit Development

◆ Master Development Plan	\$300 + 25 per acre
◆ Multi-Family Final Site Plan	\$100 + \$20 dwelling unit
◆ Extension	\$100

Commercial/Industrial Planned Unit Development

◆ Master Development Plan	\$500 + \$100 per acre
◆ Final Master Plan	\$25 + \$0.01 sq/ft. of gross building floor area
◆ Extension	\$100

* Professional Consultant Review fees are charged in addition to the Site Plan and Preliminary Plat.

ie..... Nonresidential—-\$100+.03 per sq/ft of gross floor area

Residential —\$100 + \$20 per dwelling unit



- 1.5 Upon annexation by the City of Spring Hill of any area, such area shall automatically be classified "Agricultural." As expeditiously as is consistent with sound planning and zoning practice, the Planning Commission shall prepare and transmit to the Board of Mayor and Aldermen a recommendation for the zoning districts in such areas. Upon receipt of such recommendation and after a public hearing duly noticed in a newspaper of general circulation in the City of Spring Hill as then constituted, the Board of Mayor and Aldermen shall adopt such permanent zoning districting in such annexed areas as it deems advisable.

March 15, 2017

Re: Annexation

Dear Property Owner,

We are writing to you as required by Article XIV of the Spring Hill Zoning Ordinance. The Property on Port Royal Road, Tax Map 43, Parcel 11.04, for Maury County, Spring Hill, Tennessee has an application pending to request annexation. This property is within five hundred (500) feet of real property owned by you and therefore this proposed change directly affects your interests as a property owner.

The application for annexation is pending before the Spring Hill Planning Commission which will hold a work session on the 27th day of March, 2017, and will hold a subsequent meeting on the 10th day of April, 2017 at 5:30 PM to vote on a recommendation to be forwarded to the Board of Mayor and Aldermen.

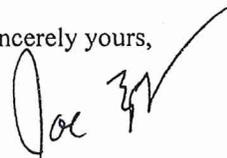
After the Spring Hill Planning Commission has given due consideration of the application for annexation, that recommendation will be forwarded to the Board of Mayor and Aldermen for final consideration. The Board of Mayor and Aldermen will hold its first work session on the 1st day of May, 2017 at 6:00 PM with the first reading of this ordinance scheduled for the 15th day of May, 2017 at 7:00 PM. If passed, the Board of Mayor and Aldermen will have a second work session scheduled for the following month, the 5th day of June, 2017 at 6:00 PM as well as a Public Hearing and Second and Final reading of the ordinance taking place at 6:55 PM on the 19th day of June, 2017.

All of these meetings will take place at City Hall in Spring Hill, Tennessee.

You are invited to attend each of the above described meetings and are encouraged to voice your support for or against the annexation. If for some reason the dates of the meetings are changed you will be notified by a separate letter the dates and times.

If you have any additional questions you should contact the Spring Hill Codes Department, the Spring Hill City Administrator, the Mayor and any of the elected Aldermen.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Joe Epps", with a large checkmark to the right.

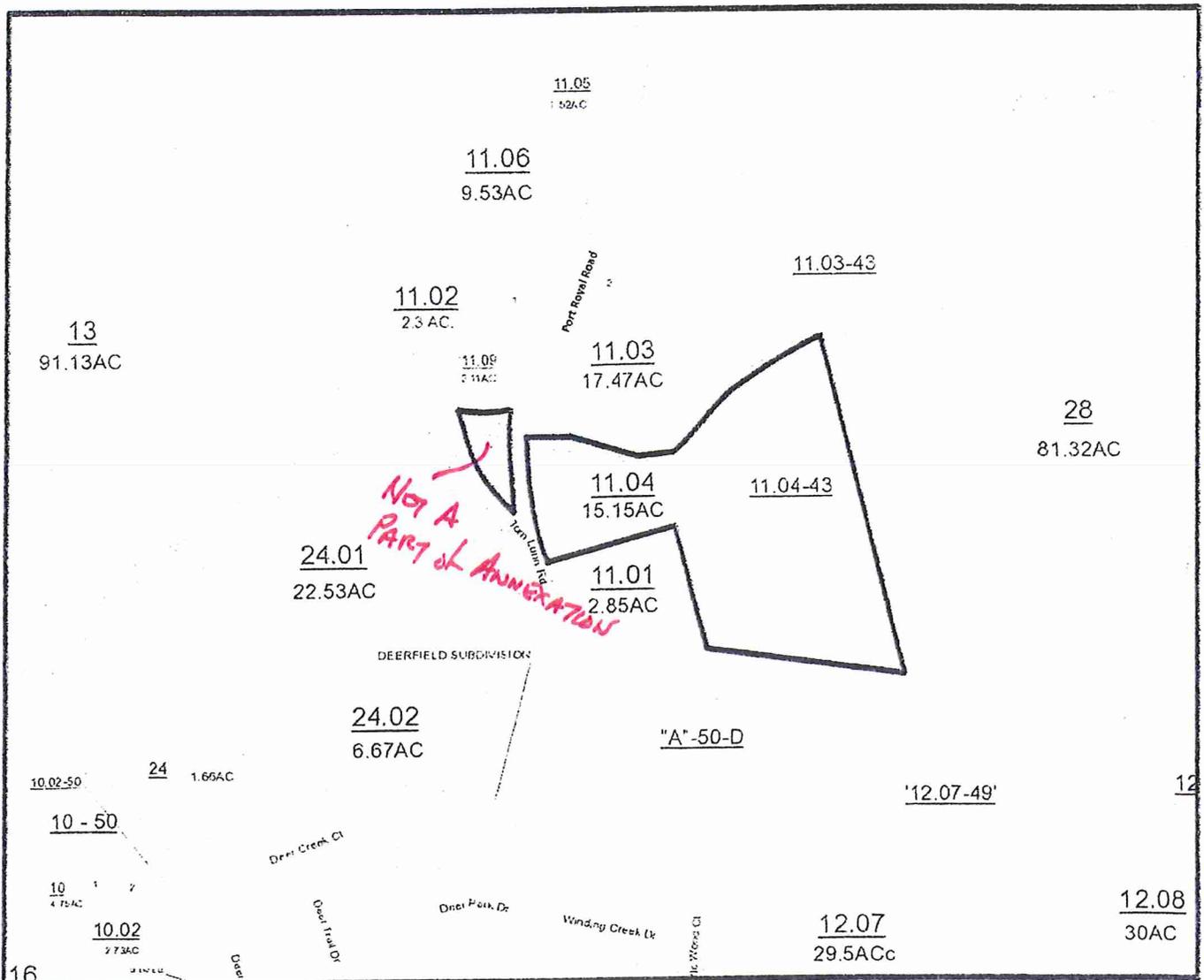
Joe Epps, President
Anderson, Delk, Epps & Associates, Inc.

LEGAL AD

Notice is hereby given that The Estate of Frances S. Derryberry, Deceased, c/o Darlene and Samuel Baker have applied to the City of Spring Hill for annexation of property on Map 43, Parcel 11.04 (see location map below).

The annexation is for said property. A public hearing will be held at the Spring Hill Board of Mayor and Aldermen Regularly Scheduled Meeting on June 19, 2017, 6:55 p.m. This meeting will take place at Spring Hill City Hall Court Room, 199 Town Center Parkway, Spring Hill, TN 37174. The public is invited and encouraged to attend.

Questions regarding this annexation request may be made to the City of Spring Hill Planning and Zoning Department, 931.486.2252, extension 212.



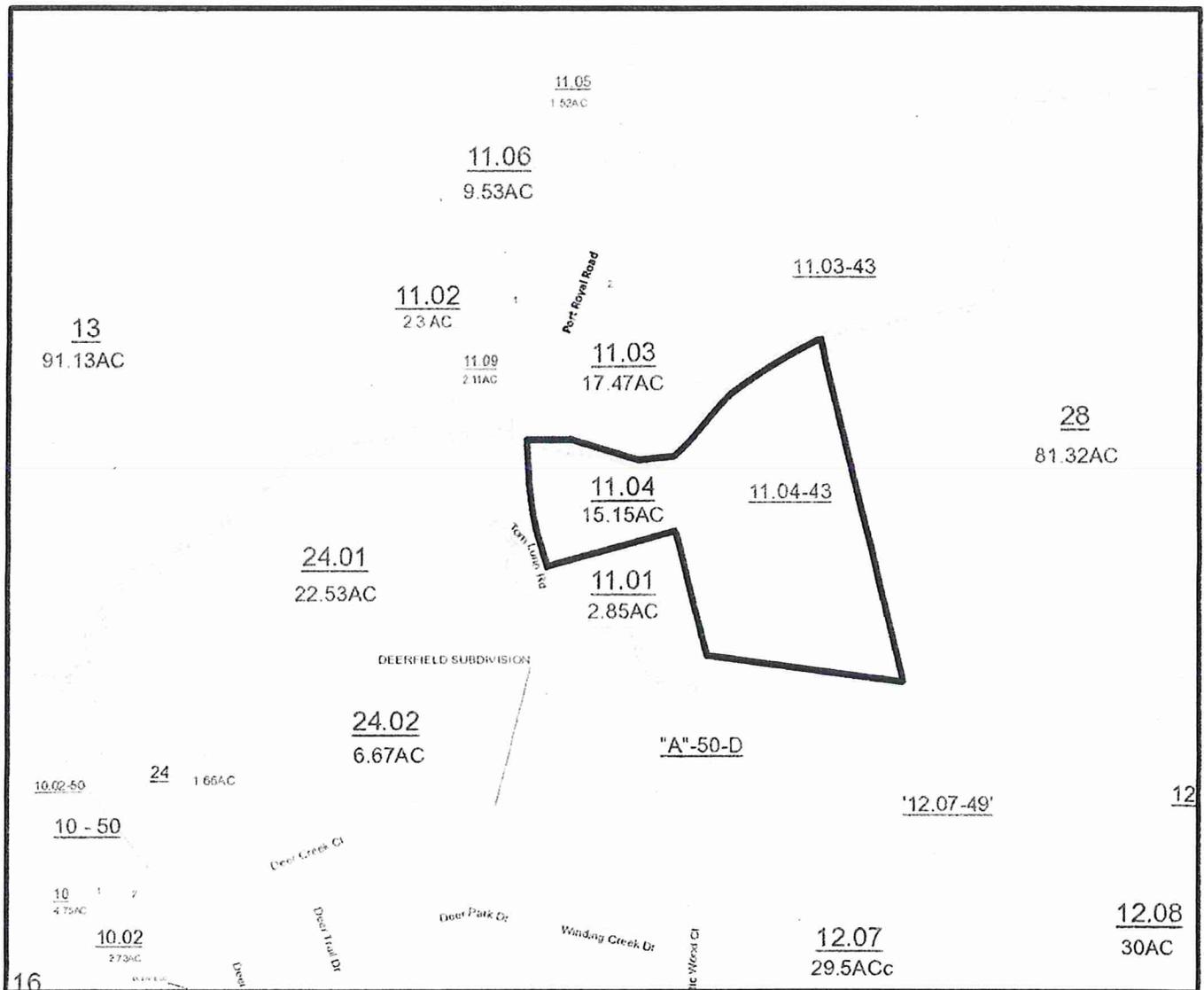
PROPERTY LOCATION MAP

LEGAL AD

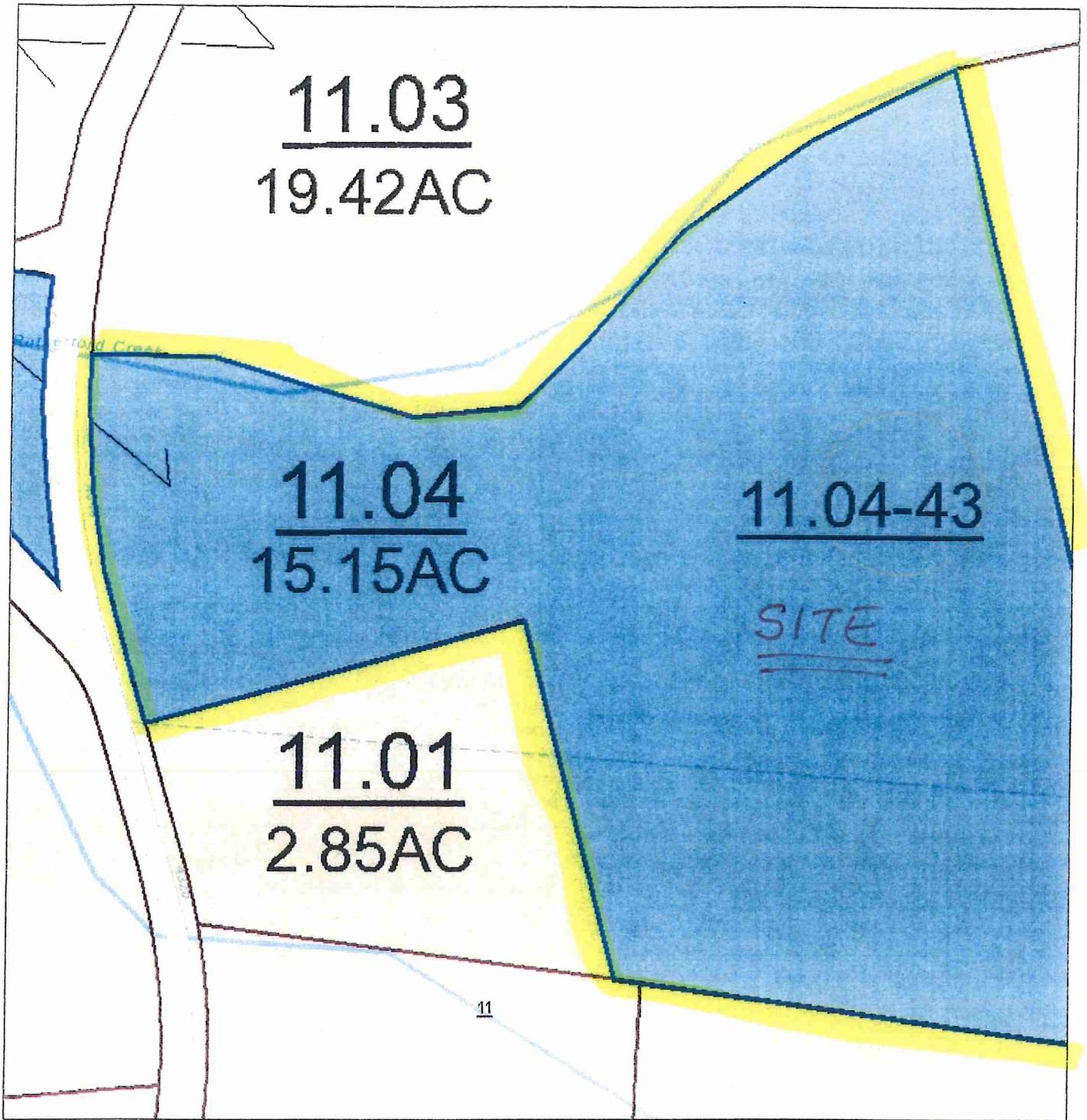
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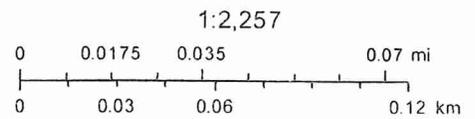
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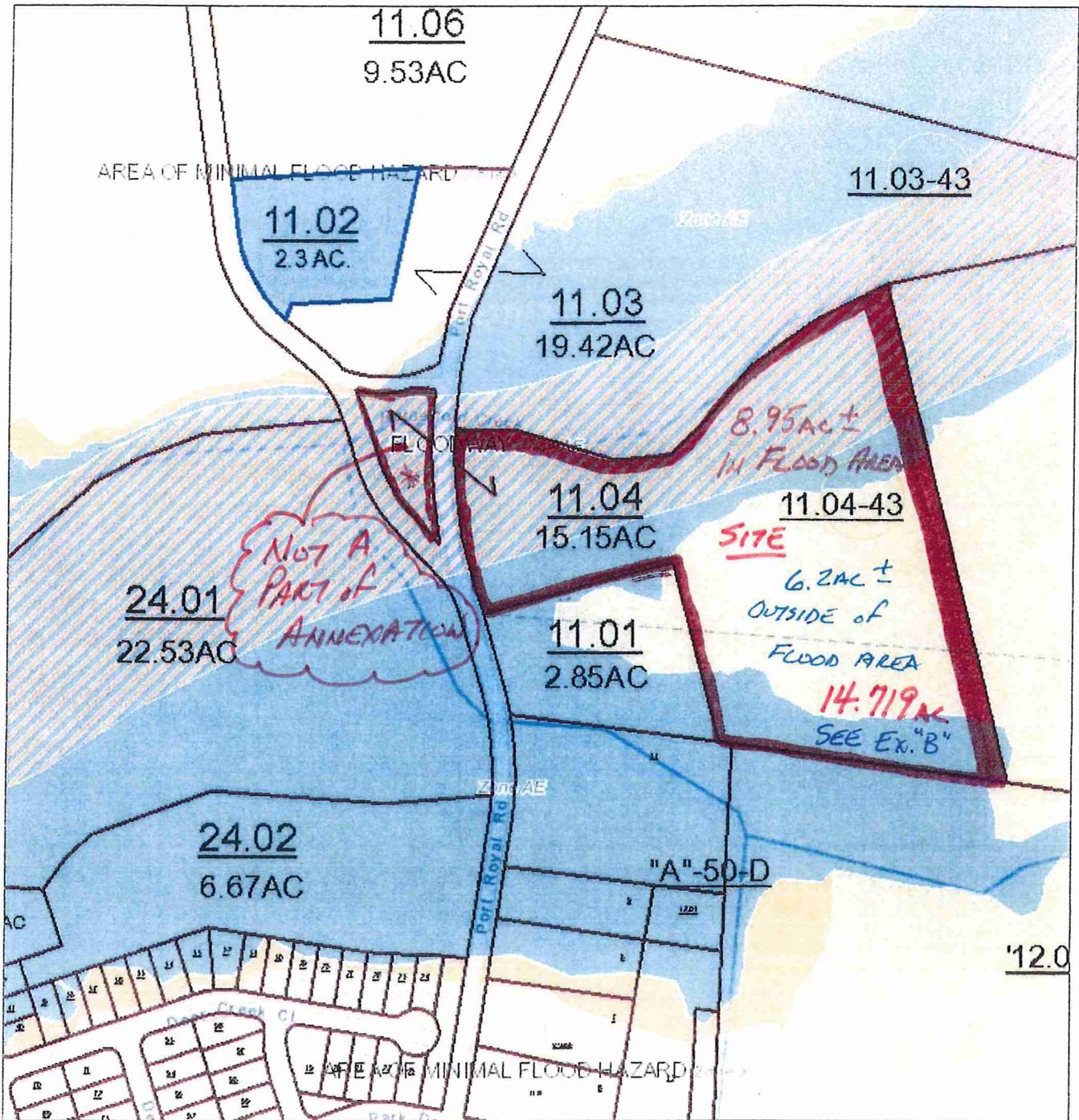
PROPERTY LOCATION MAP



February 15, 2017



Maury County - Parcel: 043 011.02

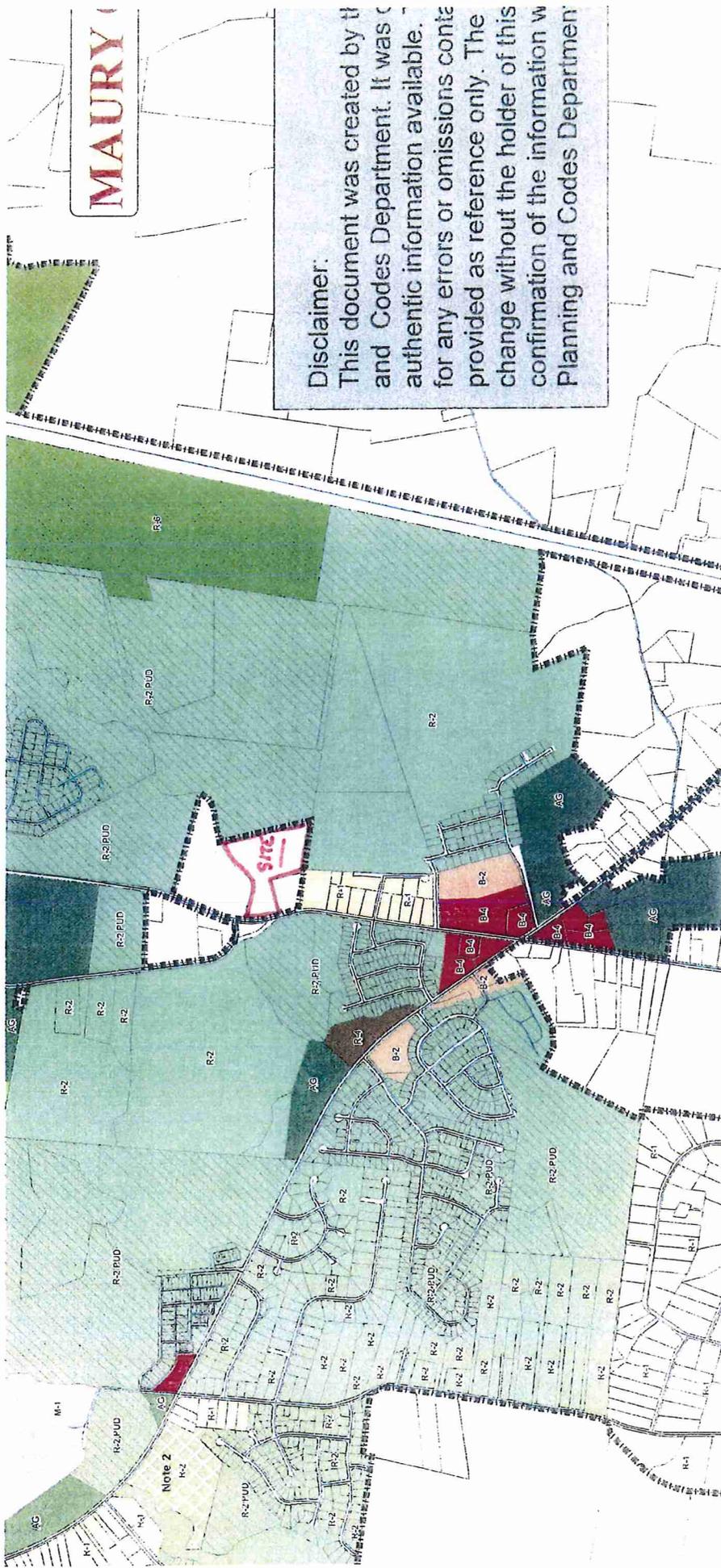


February 15, 2017

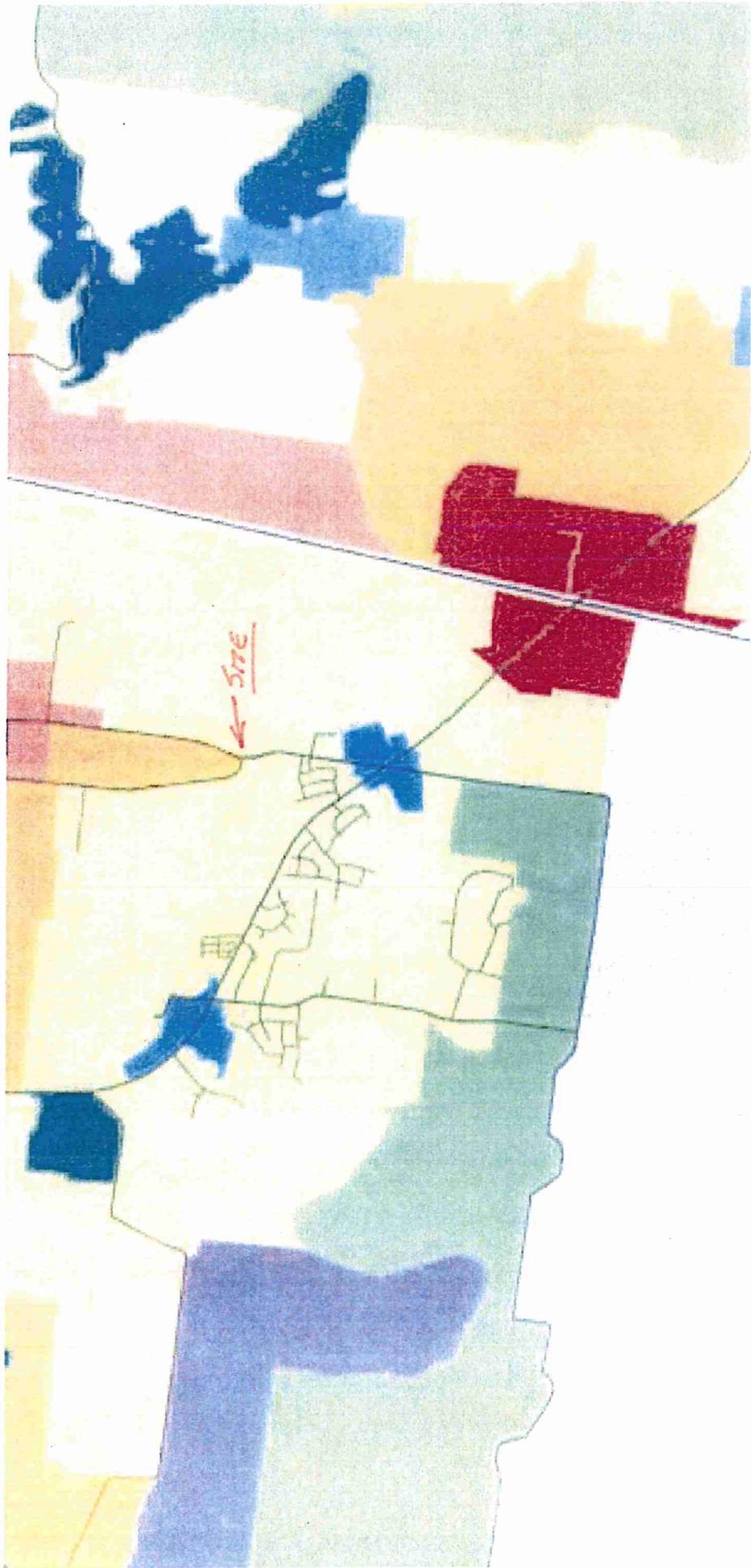
TN Comptroller - OLG
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NSCC, OpenStreetMap contributors, and the GIS User Community

MAURY

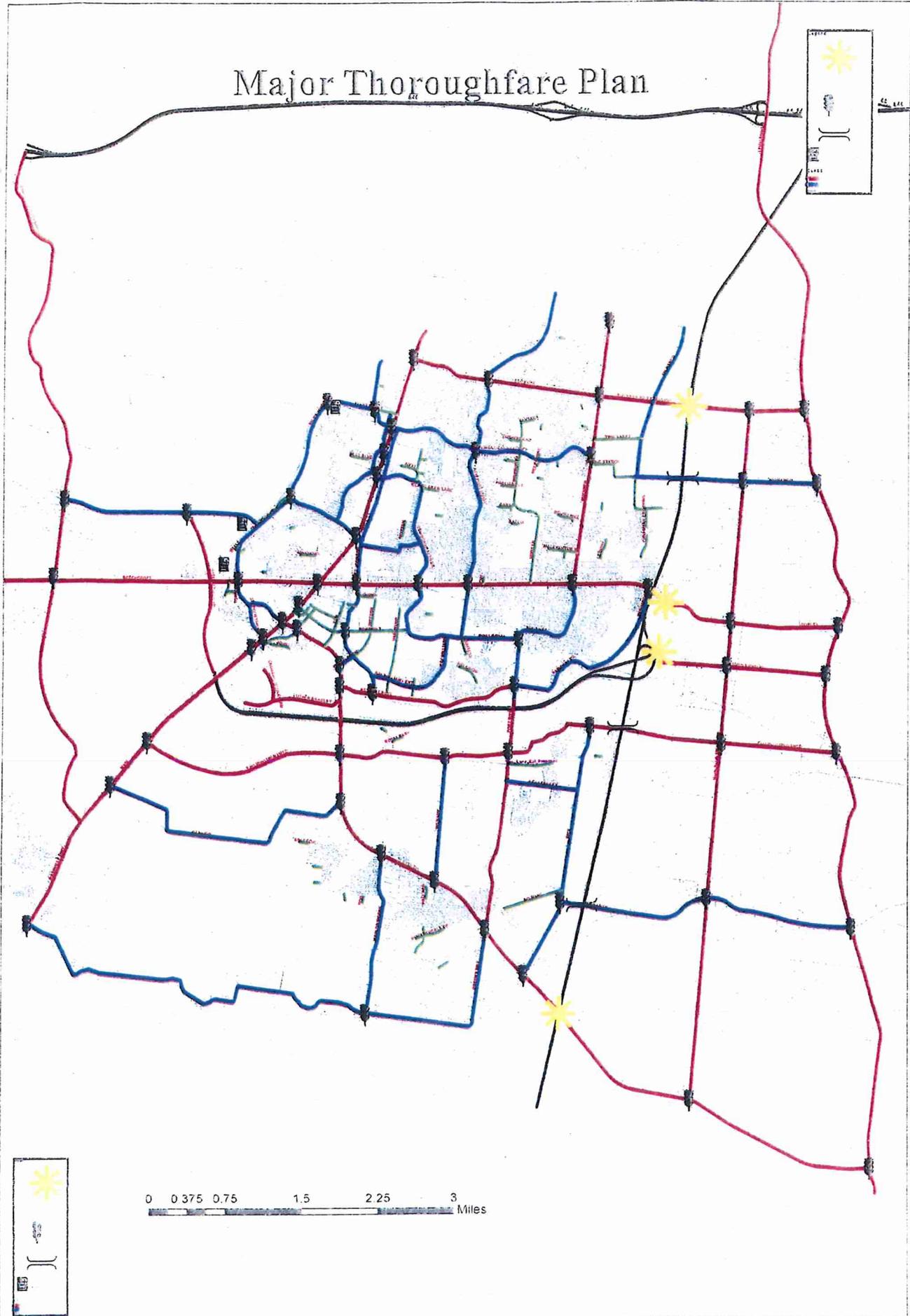
Disclaimer:
This document was created by the Planning and Codes Department. It was not intended to be a substitute for professional engineering or architectural information available. It is provided as reference only. The user assumes all responsibility for any errors or omissions contained herein. The Planning and Codes Department does not confirm the accuracy of the information without the holder of this information without the confirmation of the information without the confirmation of the Planning and Codes Department.



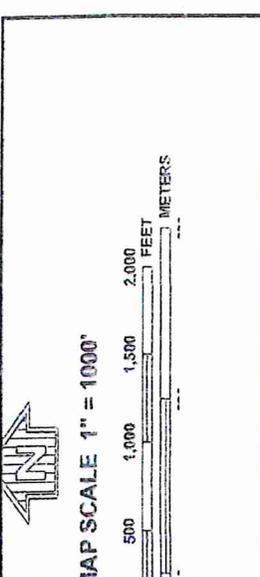
Note 2



Major Thoroughfare Plan



0 0.375 0.75 1.5 2.25 3 Miles



PANEL 0185E

FIRM
FLOOD INSURANCE RATE MAP
MAURY COUNTY,
TENNESSEE
AND INCORPORATED AREAS

PANEL 185 OF 440
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MAURY COUNTY	470123	0185	E
SPRING HILL, CITY OF	470278	0185	E

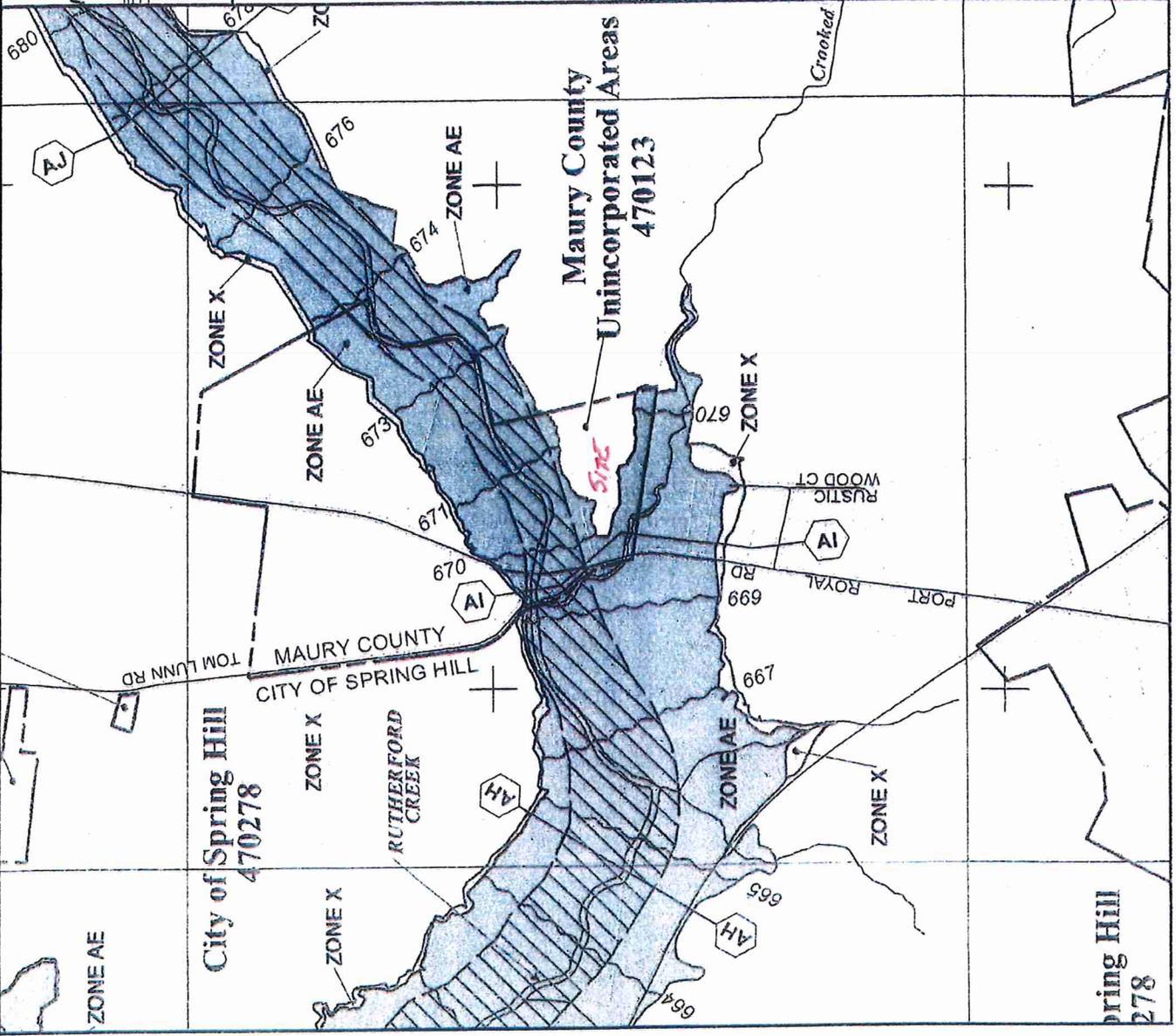
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
47119C0185E
EFFECTIVE DATE
APRIL 16, 2007



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT of sale made this the 10th day of February , 2017 by and between The Estate of Frances S. Derryberry, deceased, by and through Darlene Baker and Samuel Baker Personal Representatives, the "Seller" and Ole South Properties, Inc. hereinafter called the Buyer.

WITNESSETH:

That the Buyer herewith deposits with The Parks Group as escrow agent for the Seller the sum of Ten Thousand and 00/100 Dollars, (\$10,000.00) as earnest money to constitute part payment of purchase price (the "Deposit"). The Seller in consideration of the earnest money deposited, has this day agreed to sell, and does hereby agree to convey by a good and valid warranty deed to said Buyer, or to such person he may in writing direct, the following described real estate: Approx. 14.71 Acres located on western side of Port Royal Rd. Spring Hill, Tn. being further described as Tax Parcel 11.04 located on Tax Map 43 found in the Maury County Register's Office shown as tract 1 on the survey prepared by SEC Engineering Inc. and attached hereto as Exhibit A and described in the legal description prepared by said engineering firm and attached hereto as Exhibit B. Exhibit A and B are incorporated hereinto by reference verbatim.

CONSIDERATION: Buyer agrees to purchase said real estate and pay the sum Two Hundred Seventy-Two Thousand Eight Hundred and 00/100 Dollars, (\$272,800.00) Upon the following terms: Cash at Closing

This Contract Is Contingent Upon The Following:

1. Buyer shall have a 150 day feasibility period beginning on the date Contract is accepted by all parties to conduct any and all necessary studies and investigations including, but not limited to annexation and rezoning. Buyer will have right to one (1) sixty day extension upon the additional earnest money deposit of \$10,000.00 (the "Extension Deposit") which shall be non-refundable if the Buyer fails to close other than Buyer's failure to close due to Seller's breach of this Contract. The Extension Deposit shall be applicable to the purchase price at closing. Buyer must give Seller notice in writing by the end of the feasibility period of intent to close or terminate the Contract. If notice is given to terminate at the end of the feasibility period then the Deposit shall be refunded to the Buyer and contract shall become null and void. If notice is given to proceed and close on property, then all earnest money will

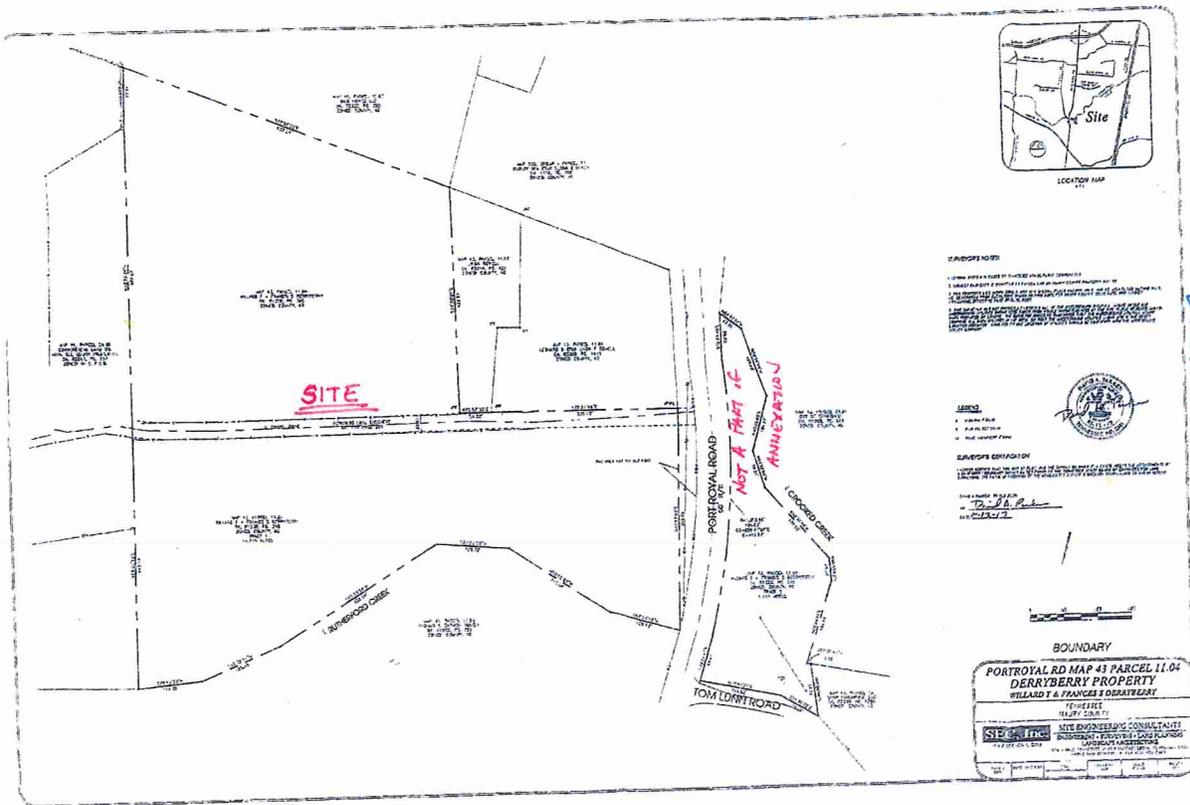


EXHIBIT B

SEC, Inc.

SITE ENGINEERING CONSULTANTS

Engineering • Surveying • Land Planning
850 Middle Tennessee Blvd, Murfreesboro, TN 37129
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

MAP 43, PARCEL 11.04
WILLARD T. AND FRANCIS S. DERRYBERRY
R.BK. 1328, PG. 365
TRACT 1: 14.719 ACRES
TRACT 2: 1.761 ACRES

TRACT 1

BEING A PORTION OF A LOT, LOCATED IN THE 3RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, SAID PARCEL BEING BOUNDED ON THE NORTH BY RUTHERFORD CREEK, ON THE EAST BY CORNERSTONE LAND CO. (MAP 44, PARCEL 28; BK. R2047, PG. 737), ON THE SOUTH BY B & D HOMES, LLC (MAP 49, PARCEL 12.07; BK. R2332, PG. 205), LINDA TIDWELL (MAP 43, PARCEL 11.07; BK. R2014, PG. 428), AND LEONARD D. AND LINDA F. TIDWELL (MAP 43, PARCEL 11.01; BK. R2002, PG. 1419), AND ON THE WEST BY RIGHT OF WAY OF THE OLD ROAD BED FOR PORT ROYAL ROAD; BEING DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTERLINE OF RUTHERFORD CREEK IN THE EASTERN RIGHT OF WAY OF PORT ROYAL ROAD; THEN,

WITH RUTHERFORD CREEK THE FOLLOWING:

1. S87°35'17"E, 129.13'; THEN,
2. S70°06'08"E, 213.84'; THEN,
3. N81°23'56"E, 129.72'; THEN,
4. N45°03'57"E, 332.64'; THEN,
5. N53°38'56"E, 155.10'; THEN,
6. N71°13'23"E, 114.82' TO THE NORTHWEST CORNER OF CORNERSTONE LAND; THEN,
7. S13°00'13"E, 443.17' TO AN IRON PIN SET; THEN,
8. S13°23'34"E, 579.87' TO AN IRON PIN SET; THEN,
9. S13°23'34"E, 88.91' TO THE NORTHERN LINE OF B & D HOMES; THEN,
10. WITH THE NORTHERN LINE OF B & D HOMES N81°37'33"W, 622.51' TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF LINDA TIDWELL; THEN,
11. WITH THE EASTERN LINE OF LINDA TIDWELL N14°30'08"W, 402.73' TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LINDA TIDWELL; THEN,
12. WITH THE NORTHERN LINE OF LINDA TIDWELL S75°57'32"W, 56.22' TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LEONARD TIDWELL; THEN,
13. WITH THE NORTHERN LINE OF LEONARD TIDWELL S76°51'46"W, 335.40' TO AN IRON PIPE FOUND ON THE EASTERN SIDE OF THE OLD ROAD BED FOR PORT ROYAL ROAD; THEN,
14. N12°17'02"W, 395.75' TO THE POINT OF BEGINNING, HAVING AN AREA OF 14.719 ACRES.

THIS TRACT IS SUBJECT TO ANY EASEMENTS, RECORDED OR BY PRESCRIPTION, THAT A COMPLETE AND ACCURATE TITLE REPORT MAY REVEAL.

THIS TRACT IS A PORTION OF THE SAME PROPERTY CONVEYED TO WILLARD T. AND FRANCIS S. DERRYBERRY BY WARRANTY DEED IN BOOK R2002, PAGE 1419 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.