**CARMAN SURVEYING**

**50 Linda Lane**

**Hartsville, Tennessee 37074**

**Phone: 615 374 3344**

FRED LEE MATTHEWS AND WIFE, CORNELL MATTHEWS

10.33 ACRES

BEING located in the 3rd Civil District, Smith County, Tennessee, on the northeast side of Old Kemp Hollow Lane, and being a portion of the property of record in Deed Book 70, Page 433, Register’s Office, Smith County, Tennessee. See Tax Map 25, Parcel 23.00, Tax Assessor’s Office, Smith County, Tennessee, and is more particularly described as follows:

BEGINNING at an iron rod in the northeast margin of Old Kemp Hollow Lane, same being the southwest corner of this tract and a southernmost corner of Joe L. Kemp (RB 175, PG 568, ROSCT); thence leaving road with line of Joe L. Kemp North 44 degrees 52 minutes 57 seconds East 466.46 feet to an iron rod at a large hickory tree; thence North 61 degrees 58 minutes 10 seconds East 14.27 feet to an iron rod at a large ash tree; thence South 53 degrees 06 minutes 56 seconds East 302.41 feet to an iron rod at a 26-inch elm tree; thence South 49 degrees 31 minutes 03 seconds East 208.60 feet to a 16-inch elm tree; thence South 60 degrees 00 minutes 14 seconds East 209.46 feet to an iron rod at a 16-inch elm tree; thence South 30 degrees 14 minutes 06 seconds East 42.77 feet to an iron rod at a fallen stump; thence South 13 degrees 27 minutes 44 seconds West 496.68 feet to an iron rod in the northeast margin of Old Kemp Hollow Lane; thence with said margin North 70 degrees 25 minutes 18 seconds West 84.74 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 20 degrees 44 minutes 30 seconds a radius of 695.00 feet a tangent length of 127.19 feet and a chord of North 60 degrees 03 minutes 03 seconds West 250.23 feet; thence along said curve an arc length of 251.60 feet; thence North 49 degrees 40 minutes 47 seconds West 80.45 feet; thence North 54 degrees 06 minutes 36 seconds West 183.92 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 13 degrees 57 minutes 17 seconds a radius of 454.30 feet a tangent length of 55.60 feet and a chord of North 47 degrees 07 minutes 57 seconds West 110.37 feet; thence along said curve an arc length of 110.65 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 08 degrees 57 minutes 45 seconds a radius of 426.70 feet a tangent length of 33.44 feet and a chord of North 44 degrees 38 minutes 11 seconds West 66.68 feet; thence along said curve an arc length of 66.75 feet; thence North 49 degrees 07 minutes 04 seconds West 257.74 feet to the point of beginning containing 10.33 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 50 Linda Lane, Hartsville, Tennessee, 37074, dated March 31, 2022.

**CARMAN SURVEYING**

**50 Linda Lane**

**Hartsville, Tennessee 37074**

**Phone: 615 374 3344**

FRED LEE MATTHEWS AND WIFE, CORNELL MATTHEWS

59.71 ACRES

BEING located in the 3rd Civil District, Smith County, Tennessee, on the southwest side of Old Kemp Hollow Lane, and being a portion of the property of record in Deed Book 70, Page 433, Register’s Office, Smith County, Tennessee. See Tax Map 25, Parcel 23.00, Tax Assessor’s Office, Smith County, Tennessee, and is more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Old Kemp Hollow Lane, same being the northernmost corner of this tract and the easternmost corner of Gary Ferrell (RB 218, PG 542, ROSCT); thence with said margin South 49 degrees 07 minutes 04 seconds East 261.55 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 08 degrees 57 minutes 45 seconds a radius of 396.70 feet a tangent length of 31.09 feet and a chord of South 44 degrees 38 minutes 11 seconds East 61.99 feet; thence along said curve an arc length of 62.05 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 13 degrees 57 minutes 17 seconds a radius of 484.30 feet a tangent length of 59.27 feet and a chord of South 47 degrees 07 minutes 57 seconds East 117.66 feet; thence along said curve an arc length of 117.95 feet; thence South 54 degrees 06 minutes 36 seconds East 182.76 feet; thence South 49 degrees 40 minutes 47 seconds East 79.29 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 20 degrees 44 minutes 30 seconds a radius of 725.00 feet a tangent length of 132.68 feet and a chord of South 60 degrees 03 minutes 03 seconds East 261.03 feet; thence along said curve an arc length of 262.46 feet; thence South 70 degrees 25 minutes 18 seconds East 95.70 feet to an iron rod in the southwest margin of Old Kemp Hollow Lane; thence leaving road with line of Jeff S. Kemp (RB 190, PG 500, ROSCT) South 28 degrees 15 minutes 39 seconds West 55.08 feet to an iron rod at a cedar stump; thence North 66 degrees 27 minutes 24 seconds West 66.77 feet to an iron rod at a 22-inch cedar tree; thence North 56 degrees 03 minutes 47 seconds West 170.25 feet to an iron rod at an 8-inch hackberry tree; thence South 41 degrees 58 minutes 52 seconds West 100.88 feet to an iron rod at a forked walnut tree; thence South 24 degrees 54 minutes 48 seconds West 120.88 feet to an iron rod at an 8-inch hackberry tree; thence South 34 degrees 12 minutes 29 seconds West 100.20 feet to an iron rod at a 12-inch walnut tree; thence South 22 degrees 06 minutes 07 seconds West 207.40 feet to an iron rod at a 12-inch ironwood tree; thence South 22 degrees 25 minutes 12 seconds West 118.59 feet to an iron rod at a 16-inch maple tree; thence South 28 degrees 25

FRED LEE MATTHEWS AND WIFE, CORNELL MATTHEWS PAGE 2 OF 2

59.71 ACRES

minutes 38 seconds West 291.61 feet to an iron rod at a mulberry snag; thence South 20 degrees 01 minute 04 seconds West 128.31 feet to an iron rod at a hackberry snag; thence South 01 degree 31 minutes 36 seconds West 23.94 feet to an iron rod at a large hackberry tree; thence South 85 degrees 21 minutes 13 seconds West 148.20 feet to an iron rod at an 18-inch walnut tree; thence South 82 degrees 23 minutes 09 seconds West 386.41 feet to an iron rod at a large walnut snag; thence North 78 degrees 33 minutes 16 seconds West 250.52 feet to a metal post; thence North 79 degrees 52 minutes 42 seconds West 235.54 feet to an iron rod at a 20-inch maple tree; thence North 77 degrees 35 minutes 05 seconds West 261.56 feet to an iron rod at a large hackberry tree; thence North 74 degrees 51 minutes 40 seconds West 124.22 feet to a double walnut tree; thence North 77 degrees 38 minutes 59 seconds West 428.60 feet to an 18-inch sassafras tree; thence North 80 degrees 13 minutes 12 seconds West 159.51 feet to an iron rod at a large forked maple tree; thence North 74 degrees 56 minutes 10 seconds West 206.03 feet to an iron rod at an 8-inch sassafras tree; thence North 67 degrees 48 minutes 32 seconds West 59.64 feet to an iron rod at a 36-inch maple tree; thence North 16 degrees 21 minutes 06 seconds East 223.25 feet to an iron rod at a 24-inch sassafras tree; thence North 58 degrees 17 minutes 06 seconds West 44.28 feet to an iron rod at an 8-inch maple tree; thence North 40 degrees 19 minutes 10 seconds West 146.99 feet to an iron rod at a stump; thence North 09 degrees 15 minutes 13 seconds West 271.23 feet to an iron rod at a 14-inch maple tree; thence North 02 degrees 13 minutes 42 seconds East 87.72 feet to an iron rod; thence with line of Gary Ferrell South 84 degrees 05 minutes 37 seconds East 247.76 feet to an iron rod at a 14-inch sassafras tree; thence South 83 degrees 09 minutes 06 seconds East 292.88 feet to an iron rod at a 6-inch hackberry tree; thence South 78 degrees 57 minutes 00 seconds East 359.20 feet to an iron rod at a double hackberry tree; thence North 76 degrees 51 minutes 44 seconds East 114.17 feet to an iron rod at a 4-inch hackberry tree; thence North 73 degrees 26 minutes 42 seconds East 111.08 feet to an iron rod at a hackberry snag; thence North 71 degrees 37 minutes 01 second East 87.85 feet to an iron rod at a stump; thence North 71 degrees 44 minutes 01 second East 193.49 feet to an iron rod at a 14-inch hackberry tree; thence North 63 degrees 11 minutes 18 seconds East 362.01 feet to a 14-inch cedar tree; thence North 59 degrees 57 minutes 41 seconds East 158.80 feet to an iron rod at an 8-inch hackberry tree; thence North 56 degrees 02 minutes 25 seconds East 334.11 feet to an 8-inch hackberry tree; thence North 53 degrees 40 minutes 11 seconds East 85.61 feet to the point of beginning containing 59.71 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 50 Linda Lane, Hartsville, Tennessee, 37074, dated March 31, 2022.

**CARMAN SURVEYING**

**50 Linda Lane**

**Hartsville, Tennessee 37074**

**Phone: 615 374 3344**

DATE: April 12, 2022

TO: Jonathan Tinsley

RE: Survey of 70.04 acres in 2 tracts– Fred & Cornell Matthews

Old Kemp Hollow Lane

Smith County, TN

FEE:  **$4500.00 – TOTAL DUE**

We appreciate being of service to you. If you have any questions, please feel free to call us.

Jim Carman Registered Land Surveyor

Tennessee No. 2053