

EXHIBIT "A"

I. LEGAL DESCRIPTION OF REAL ESTATE:

Situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

TRACT NO. 1: BEGINNING on a stake on the West side of Williamson Street in the center of a culvert in the line of Tramel Spivey; thence Northward with Williamson Street 110 feet to a stake in line of G. W. Reecer tract (formerly Tramel Spivey); thence Westward with the line of G. W. Reecer 149 feet to a stake in the center of a branch; thence Southwardly with the center of said branch and with the meanders of said branch to the beginning corner.

TRACT NO. 2: BEGINNING on a stake on the West side of Williamson Street, a corner to lands of Travel Spivey and wife; thence Northwardly with the West side of Williamson Street 159 feet to a stake in the line of Teeple; thence Westwardly with the line of Teeple 149 feet to an alley; thence Southwardly with said alley 159 feet to the line to Travel Spivey; thence Eastwardly 149 feet with the line of Spivey to a stake on the West side of Williamson Street, the beginning corner.

There is EXCLUDED from the above described lands that certain tract conveyed from Josephine Nixon to Tonya Pennington by warranty deed dated August 4, 2006, and recorded in Deed Book 87, pages 209-210, Register's Office of Clay County, Tennessee, and more particularly described as follows, to-wit:

Beginning at a iron pin in the west margin of Williamson Street being the northeast corner of the tract herein described also being Bill Teeple (84-272) Southeast corner thence leaving Teeple and going with said street S. 07° 08' 05" W a distance of 38.47' to a iron pin thence leaving said street and severing the land of Josephine Nixon (84-638) N 82° 15' 15" W a distance of 142.18' to a point in the center of a drainage ditch thence with said ditch N 04° 31' 14" E a distance of 39.18' to Teeple southwest corner thence leaving said ditch and going with Teeple S 81° 59' 55" E a distance of 143.97' to the point of beginning containing 0.13 AC +/- as surveyed by Larry Jackson RLS #2269.

And being the same lands conveyed Everett Ray McLerran Family Trust from Tony Day by Deed in Lieu of Foreclosure dated December 21, 2018, and recorded in Deed Book 111, pages 488-494, Register's Office of Clay County, Tennessee.