



Property Information Package



65 ± Acres with Significant Hardwood Timber, Former Office, Cabin and Pond near Waverly, TN Selling in 2 Tracts (2)

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Aerial Map



Deed Containing Description of Easement Across Tract 2



TERRY AVERITT, ET AL,
CO-TRUSTEES

MAP 72
GROUP
PARCEL 43.01

TO:

RICHARDSON LUMBER COMPANY

WARRANTY DEED

This Deed, made the ~~26th~~ day of February, 2002, between Terry Averitt, Kenneth Averitt, Phil Averitt, Edward Coleman and Larry Averitt, Trustees of the Eugene E. Averitt Family Trust, "Grantors", and Richardson Lumber Company, "Grantee".

WITNESSETH:

THAT WHEREAS, by Last Will and Testament of Eugene E. Averitt dated September 13, 1982, duly probated and of record in Will Book 1, Pages 229-241 of the Clerk & Master's Office of Houston County, Tennessee, the Grantors herein were appointed Trustees to hold the real estate herein described in trust for the purposes therein contained; and

WHEREAS, pursuant to said will the Grantors did advertise and hold a public auction of the land described below on February 16, 2002, at which the Grantee was the highest and best bidder at \$141,000.00.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of One Hundred Forty one Thousand and No/100 Dollars (\$141,000.00) cash in hand paid to us by Richardson Lumber Company, the receipt of which is hereby acknowledged, we, TERRY AVERITT, KENNETH AVERITT, PHIL AVERITT, EDWARD COLEMAN, and LARRY AVERITT, CO-TRUSTEES OF THE EUGENE E. AVERITT FAMILY TRUST, have bargained and sold, and by these presents do transfer and convey unto the said RICHARDSON LUMBER COMPANY, its successors and assigns, a certain tract or parcel of land in the 2nd Civil District of Humphreys County, State of Tennessee, as follows:

Beginning at an iron pin set inside the T.V.A. easement, said pin lies 39 feet east of the center of an old ridge road and marks the northeast corner of this tract, said pin bears South 87 degrees 39 minutes 36 seconds West 92.21 feet from the northwest leg of T.V.A. Tower #51, said pin also bears South 26 degrees 02 minutes 41 seconds East 127.21 feet from the southeast leg of T.V.A. Tower #240; thence with the west line of the Edith J. Bullington tract recorded in DB 171, PG 1463, South 07 degrees 40 minutes 56 seconds West 575.00 feet to an iron pin found; thence with the west line of the James T. Mathews, Jr. tract recorded in DB 171, PG 1500, South 07 degrees 40 minutes 56 seconds West 309.31 feet to an iron pin set; thence South 12 degrees 38 minutes 47 seconds West 266.00 feet to an iron pin found; thence with the west line of the Frank A.

BK MD183 PG 1911

Deed Containing Description of Easement Across Tract 2

Mathews, Jr. tract recorded in DB 172, PG 27, South 12 degrees 38 minutes 47 seconds West 570.05 feet to an iron pin found; thence with the west line of the Betty L. Harvey tract recorded in DB 171, PG 1507, South 12 degrees 37 minutes 57 seconds West 571.27 feet to an iron pin found in a rock pile at the southeast corner of this tract; thence with the north line of the Ronnie L. Simpson tract recorded in DB 163, PG 1044, North 76 degrees 34 minutes 06 seconds West 2623.77 feet to an iron pin found in a rock pile marking the southwest corner of this tract; thence with the east line of the Donna Baxter tract recorded in DB 131, PG 1185, North 07 degrees 36 minutes 17 seconds East 1676.21 feet to a 1 inch strap metal found in a rock pile at the southeast corner of the James Joseph Bradley tract recorded in DB 181, PG 102; thence with Bradley's east line North 19 degrees 22 minutes 56 seconds East 401.39 feet to a 1 inch pipe found in a rock pile, said pipe marks the northwest corner of this tract; thence with the south line of the J.T. Reeves tract recorded in DB 181, PG 99, South 81 degrees 19 minutes 48 seconds East 2653.49 feet to the point of beginning containing 134.745 acres as surveyed by Russell Keith Wilson, Tennessee Registered Land Surveyor #1786, December 19, 2001.

Said tract being subject to two F.V.A. Transmission line easements recorded in DB 100, PG 164, and DB 66, PG 419.

This being the same land conveyed to Eugene E. Averitt by deed from Springfield Production Credit Association, dated April 29, 1985, of record in Deed Book 143, Page 1482 of the Register's Office of Humphreys County, Tennessee. The said Eugene E. Averitt being deceased, the property was devised to Terry Averitt, et al, in trust as specified in the Last Will and Testament of Eugene E. Averitt, of record in Will Book 1, Pages 229-241 of the Clerk & Master's Office of Houston County, Tennessee. This also being the same land conveyed to Terry Averitt, et al, Co-Trustees of the Eugene E. Averitt Family Trust, by deed from Hazel J. Averitt, Executrix, dated June 15, 1988, of record in Deed Book 150, Page 1156 of the Register's Office of Humphreys County, Tennessee. Hazel J. Averitt, who held a life estate in the above-described property is deceased.

EASEMENT: Also granted herewith is a perpetual right and easement for the purpose of ingress and egress from this property to Forks River Road which easement is appurtenant to and runs with the land herein conveyed. Said easement is described as follows:

Being recorded in DB 131, PG 1185 and connects the west line of the previously described tract to the east right of way of Forks River Road, said easement crosses the Donna Baxter tract and being more particularly described as follows:

Beginning at an iron pin set in the east right of way of Forks River Road, said pin bears North 54 degrees 05 minutes 46 seconds West 582.74 feet from the iron pin found in a rock pile marking the southwest corner of the previously described tract; thence with said right of way North 09 degrees 45 minutes 18 seconds East 50.20 feet to an iron pin set; thence leaving said right of way North 85 degrees 45 minutes 17 seconds East 522.34 feet to an iron pin set in the west line of the previously described tract; thence with said west line South 07 degrees 36 minutes 17 seconds West 175.00 feet to an iron pin set, said pin bears North 07 degrees 36 minutes 17 seconds East 258.69 feet from said tracts southwest corner; thence leaving said west line North 57 degrees 23 minutes 43 seconds West 180.00 feet to an iron pin set; thence south 88 degrees 06 minutes 53 seconds West 354.82 feet to the point of beginning containing 0.908 acre.

BK WD183 PG 1912

Deed Containing Description of Easement Across Tract 2



The above legal description was obtained from survey made by Russell Keith Wilson, surveyor Lic. No. 1786, P. O. Box 128, Erin, TN 37061.

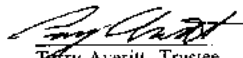
Subject to easements for public roads and public utilities, if any, recorded or unrecorded.

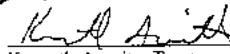
Buyer assumes payment of the 2002 property taxes, not yet due or payable, the same having been prorated at closing.

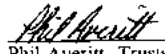
TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the said Richardson Lumber Company, its successors and assigns, forever. And we do covenant with the said Richardson Lumber Company, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.


And we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said land to the said Richardson Lumber Company, its successors and assigns, against the lawful claims of all persons whomsoever as fully as we may do as Trustees but not further or otherwise.

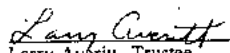
WITNESS our hands this 26th day of February, 2002.


Jerry Averitt, Trustee


Kenneth Averitt, Trustee


Phil Averitt, Trustee


Edward Coleman, Trustee


Larry Averitt, Trustee

BK WD183 PG 1913


Deed Containing Description of Easement Across Tract 2



STATE OF TENNESSEE)
)
COUNTY OF WARREN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terry Averitt, Trustee**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in McMinnon, Tennessee, this 4 day of March, 2002.

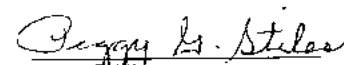

Notary Public

My commission expires: 3/10/2002

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Averitt, Trustee**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Clarksville, Tennessee, this 11 day of March, 2002.

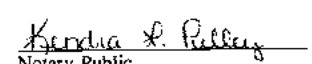

Notary Public

My commission expires: 6-16-2003

STATE OF TENNESSEE)
)
COUNTY OF HOUSTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phil Averitt, Trustee and Edward Coleman, Trustee**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Erin, Tennessee, this 26th day of February, 2002.


Notary Public

My commission expires: 12-8-09

BK WD183 PG 1914

Grant of Easement Across Tract 2

This instrument prepared by Porch, Peeler, Williams and Thomason, Attorneys, 102 South Court Square, Waverly, Tennessee 37185.

GRANT OF EASEMENT

This instrument is made by and between DONNA BAXTER ("Grantor") and RICHARDSON LUMBER COMPANY ("Grantee").

RECITALS:

1. Grantor is the owner of a 73.5 acre tract of land that is more particularly described in her deed of record in Deed Book 131, page 1185, Register's Office of Humphreys County, Tennessee, that is subject to a permanent, non-exclusive easement for ingress and egress (the "Easement") that benefits the land of Grantee consisting of 134.745 acres as described in Grantee's deed of record in Deed Book 183, page 1911, Register's Office of Humphreys County, Tennessee.

2. Grantee has requested that Grantor expand the purposes of the easement so as to allow the placement, construction and maintenance of utilities thereon and to allow Grantee to gravel, pave or otherwise improve the roadway located upon the easement that provides ingress and egress to Grantee's land, and Grantor is willing so to do.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and other good and valuable consideration, the receipt of which is hereby acknowledge, Grantor and Grantee agree as follows:

1. The purposes of the Easement are to provide ingress and egress and to allow for the placement, construction and maintenance of utilities thereon, all for the benefit of the land of Grantee.

2. Grantor also agrees that Grantee may gravel, pave or otherwise improve the roadway located upon the Easement.

3. This Grant of Easement is binding upon the Grantor, her heirs and assigns, and benefits the Grantee, its successors and assigns, and shall be appurtenant to and run with the title to the land.

BK WD186 PG 2339

Grant of Easement Across Tract 2

IN WITNESS WHEREOF, the parties have executed this instrument on this 26th
day of May, 2004.

Donna Baxter
Donna Baxter

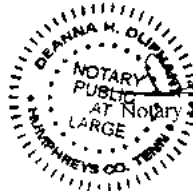
RICHARDSON LUMBER COMPANY

By: *James A. Richardson, President*
James A. Richardson, President

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named DONNA BAXTER, the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Waverly, Tennessee, this 26th day of May, 2004.



Deanna H. O'Connell
Notary Public

My Commission Expires:

10-17-08

BK WD186 PG 2340

Grant of Easement Across Tract 2



STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named JAMES A. RICHARDSON, with whom I am personally acquainted and who upon oath acknowledged himself to be President of RICHARDSON LUMBER COMPANY, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said RICHARDSON LUMBER COMPANY by himself as such officer.

Witness my hand and official seal at Waverly, Tennessee, this 27th day of May, 2004.

Melissa Gibson

Notary Public



My Commission Expires:
7-21-2004

State of Tennessee, County of HUMPHREYS
Received for record the 28 day of
MAY 2004 at 10:25 Am. (FEE \$ 59098)
Recorded in official records
Book WD186 pages 2339-2341
State Tax \$.00 Clerks Fee \$.00
Recording \$ 17.00, Total \$ 17.00
Register of Deeds SHIRLEY T FIELD
Deputy Register JAK BROWNELL

Shirley T. Field

BK WD186 PG 2341

% R:\Richardson Lumber\Sett. Envt\02-03\01\grant of easement.wpd

Legal Description



Reasons Engineering & Associates, Inc.

463 State Route 187 * Medina, TN 38355

(731) 787-6434 * (731) 784-6674

Email: reaenginc@bellsouth.net

Legal Descriptions using Survey/Civil Solutions for AutoCAD

Date Prepared: 4/14/2018
Prepared From AutoCAD Drawing:
ACAD2000-MCLEMORE.dwg

Will McLemore
4 Tracts

This is to certify that Reasons Engineering & Associates, Inc., R.L.S. #508, have surveyed the following tract of land lying in the 2nd Civil District, Humphreys County, Tennessee and further described as follows:



51.16 Acres

Being part of a larger tract of land belonging to Jeraldine Baxter, Shirley Baxter, Rita Rakowsky & Randall C. Baxter as recorded in Deed Book 202, Page 2125, Register's Office of Humphreys County, Tennessee and further described as follows:

Beginning at a metal fence post in the West right of way of Forks of the River Road (25 feet from centerline), which point is the Northeast corner of Robert & Carrie Morris as recorded in Deed Book 186, Page 466, Register's Office of Humphreys County, Tennessee and the Southeast corner of the herein described tract;

Thence, from the point of beginning and with the North line of Morris, the following calls:
N 87°23'48" W 199.38 feet to an iron pin found;
N 35°01'20" W 79.00 feet to an iron pin found;
S 80°42'18" W 544.89 feet to an iron pin set;
S 71°52'04" W 60.66 feet to an iron pin set;
S 83°26'34" W 437.97 feet to an iron pin set;
N 85°44'17" W 217.32 feet to an iron pin set;
N 80°45'58" W 419.10 feet to an iron pin found in the East line of Duck River Property LLC as recorded in Deed Book 203, Page 1236, Register's Office of Humphreys County, Tennessee;

Thence, with lines of Duck River Property LLC, the following calls:
N 5°42'02" E 178.30 feet to an iron pin found;
N 85°20'04" W 1151.20 feet to an iron pin found at the Southwest corner of Sharon Stanford Pewitt as recorded in Deed Book 154, Page 58, Register's Office of Humphreys County, Tennessee;

Thence, with lines of Pewitt, the following calls:
N 52°46'47" E 239.04 feet to an iron pin set;
N 70°11'03" E 311.61 feet to an iron pin set;
N 31°06'00" E 160.10 feet to an iron pin set;

Legal Description



Page 2
Will McLemore
4 Tracts

N 79°47'00" E 121.70 feet to an iron pin set;
N 80°18'00" E 302.50 feet to an iron pin set;
N 85°09'00" E 396.40 feet to an iron pin set;
N 79°38'00" E 380.90 feet to an iron pin set;
N 77°06'33" E 664.19 feet to a 60 inch tree;
S 52°46'29" E 37.82 feet to an iron pin set;
N 68°02'56" E 38.80 feet to an iron pin set;
N 35°42'04" W 81.50 feet to an iron pin set;
N 74°11'56" E 160.22 feet to a point in a ditch;

Thence, continuing with lines of Pewitt and generally with said ditch, the following calls:

N 46°21'26" W 78.34 feet;
N 18°25'50" W 56.77 feet;
N 4°30'17" E 82.11 feet to a point in said ditch at the Southwest corner of Lisa Ann Hughey
as recorded in Deed Book 182, Page 993, Register's Office of Humphreys County,
Tennessee;

Thence, with lines of Hughey, the following calls:

N 80°00'56" E 361.93 feet to an iron pin set;
S 13°37'04" E 175.26 feet to an iron pin set;
S 21°21'04" E 83.07 feet to an iron pin set;
S 10°57'27" W 182.75 feet to a metal pipe found;
S 81°15'08" E 60.93 feet to an iron pin set in the West right of way of Forks of the River
Road;

Thence, with the West right of way of Forks of the River Road, the following calls:

S 5°53'42" W 21.91 feet;
S 0°55'52" E 98.77 feet;
S 9°42'40" E 131.51 feet;
S 11°52'37" E 289.36 feet;
S 7°29'04" E 105.80 feet;
S 1°57'58" E 54.23 feet;
S 5°49'55" W 151.69 feet;
S 5°37'34" W 55.92 feet to the point of beginning, containing 51.16 Acres.

There is located on the above described 51.16 acre tract, an 50' right of way for an underground fiber optic line as shown on plat.

The above described tract is subject to all rights of ways, easements, and restrictions of record. No title report was furnished for this survey.

18.55 Acres

Being part of a larger tract of land belonging to Jeraldine Baxter, Shirley Baxter, Rita Rakowsky & Randall C. Baxter as recorded in Deed Book 202, Page 2125, Register's Office of Humphreys County, Tennessee and further described as follows:

Beginning at an iron pin found in the East right of way of Bakersville Road (25 feet from centerline), which point is the Southwest corner of James Bradley as recorded in Deed Book 181, Page 102, Register's Office of Humphreys County, Tennessee and the Northwest corner of the herein described tract;

Legal Description



Page 3
Will McLemore
4 Tracts

Thence, from the point of beginning and with the South line of Bradley, S 86°40'17" E 247.20 feet to a flat iron found in the West line of James & Annette Lyle as recorded in Deed Book 203, Page 159, Register's Office of Humphreys County, Tennessee;

Thence, with the West line of Lyle, and then Ronald Parker, S 5°11'26" W passing over an iron pin set 1242.15 feet at the Northeast corner of an easement and then passing over an iron pin found 1417.63 feet and then continuing on in all 1675.89 feet to an iron pin found at an intermediate Northwest corner of Robert & Carrie Morris as recorded in Deed Book 185, Page 1450, Register's Office of Humphreys County, Tennessee;

Thence, with lines of Morris, the following calls:
S 19°55'08" W 260.34 feet to an iron pin found;
N 71°58'24" W 363.89 feet to an iron pin found in the East right of way of Forks of the River Road (25 feet from centerline);

Thence, with the East right of way of Forks of the River Road, the following calls:

N 12°21'00" W 169.67 feet;
N 9°42'40" W 126.73 feet;
N 0°55'52" W 91.94 feet;
N 5°56'30" E 71.52 feet;
N 7°39'49" E 50.06 feet;
N 8°58'44" E 71.27 feet;
N 13°43'06" E 192.16 feet;
N 13°43'28" E 152.76 feet;
N 12°02'48" E 149.67 feet;
N 9°45'13" E 71.66 feet;
N 4°18'32" E 70.94 feet;
N 10°10'37" E 141.02 feet to a point at the intersection of the East right of way of way of Forks of the River Road with the East right of way of Bakersville Road;

Thence, with the East right of way of Bakersville Road, N 24°25'29" E 527.38 feet to the point of beginning, containing 18.55 Acres.

There is a 300 foot wide T.V.A. Power Line Easement located on the above described 18.55 acre tract as shown on plat.

Included in the above described 18.55 acre tract, an easement as recorded in Deed Book 202, Page 2125, & Deed Book 195, Page 2774, Register's Office of Humphreys County, Tennessee

The above described tract is subject to all rights of ways, easements, and restrictions of record. No title report was furnished for this survey.

0.89 Acre

Beginning at an iron pin set in the West right of way of Forks of the River Road (25 feet from centerline), which point is the Northeast corner of Lisa Ann Hughey as recorded in Deed Book 182, Page 993, Register's Office of Humphreys County, Tennessee and the Southeast corner of the herein described tract;

Thence, from the point of beginning and with the North line of Hughey, N 58°50'26" W 268.38 feet to an iron pin set in the East right of way of Bakersville Road (25 feet from centerline);

Legal Description

Page 4
Will McLemore
4 Tracts

Thence, with the East right of way of Bakersville Road, the following calls:

N 70°46'58" E 87.34 feet;
N 62°50'49" E 48.46 feet;
N 55°48'09" E 49.96 feet;
N 49°58'46" E 49.09 feet;
N 43°42'03" E 51.48 feet;
N 38°04'45" E 54.88 feet;
N 32°59'38" E 50.45 feet to a point in the East right of way of Bakersville Road;

Thence, S 82°57'13" E 4.88 feet to a point in the West right of way of Forks of the River Road;

Thence, with the West right of way of Forks of the River Road, S 11°38'53" W 379.32 feet to the point of beginning, containing 0.89 Acre.

The above described tract is subject to all rights of ways, easements, and restrictions of record. No title report was furnished for this survey.

0.16 Acre

Beginning at an iron pin set in the West right of way of Forks of the River Road (25 feet from centerline), which point is the Northeast corner of Lisa Ann Hughey as recorded in Deed Book 182, Page 993, Register's Office of Humphreys County, Tennessee and the Southeast corner of a 0.89 acre tract owned by Jeraldine Baxter, Shirley Baxter, Rita Rakowsky & Randall C. Baxter as recorded in Deed Book 202, Page 2125, Register's Office of Humphreys County, Tennessee and the Northeast corner of the herein described tract;

Thence, from the point of beginning and with the West right of way of Forks of the River Road, S 12°02'26" W 97.01 feet to an iron pin set in the West right of way of Forks of the River Road;

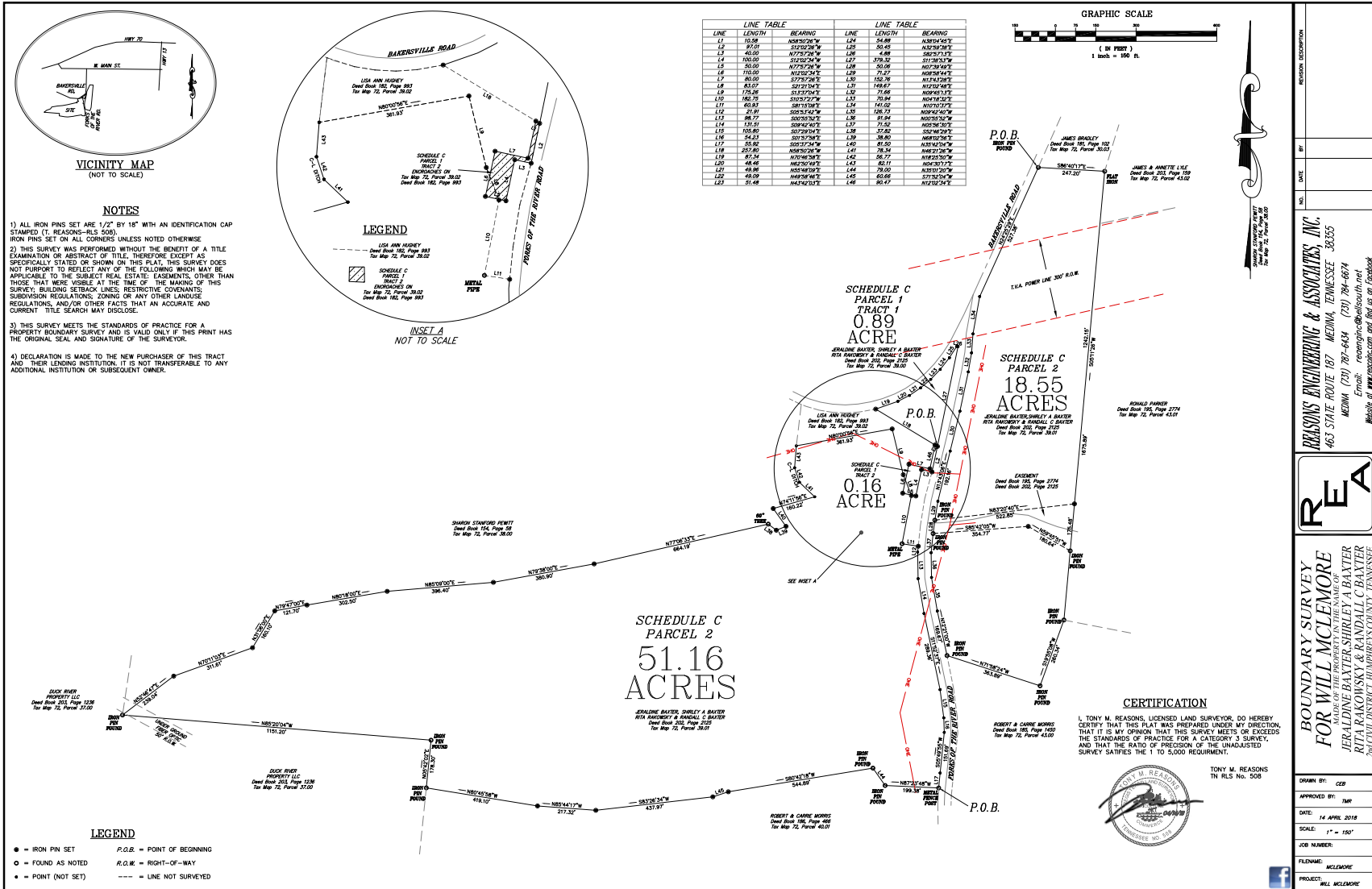
Thence, with lines of the herein described tract and with an iron pin set at the end of each, the following calls:

N 77°57'26" W 40.00 feet;
S 12°02'34" W 100.00 feet;
N 77°57'26" W 50.00 feet;
N 12°02'34" E 110.00 feet;
S 77°57'26" E 80.00 feet;
N 12°02'34" E 90.47 feet to an iron pin set in the South line of Jeraldine Baxter, Shirley Baxter, Rita Rakowsky & Randall C. Baxter;

Thence, with the South line of Jeraldine Baxter, Shirley Baxter, Rita Rakowsky & Randall C. Baxter, S 58°50'26" E 10.58 feet to the point of beginning, containing 0.16 Acre.

The above described tract is subject to all rights of ways, easements, and restrictions of record. No title report was furnished for this survey.

Survey



REASONS ENGINEERING & ASSOCIATES, INC.
463 STATE ROUTE 187 MEDINA, TENNESSEE 38355
MEDINA (731) 787-6434 (731) 781-4074
Email: reasenginc@bellsouth.net
Website: www.mclmoreauction.com and REA Co. on Facebook

REA

BOUNDARY SURVEY
FOR WILL McLEMORE
MADE OF THE PROPERTY IN THE NAME OF
JERALDINE BAXTER, SHIRLEY A BAXTER
RITA RAKOWSKY & RANDALL C BAXTER
25th CIVIL DISTRICT, HEMPHRETS COUNTY, TENNESSEE

DRAWN BY: CEP
APPROVED BY: TMR
DATE: 14 APR 2018
SCALE: 1" = 150'
JOB NUMBER:
FILENAME: MCLMORE
PROJECT: MCLMORE

Tax Info Card 1



CRS Data

Saturday, March 03, 2018

LOCATION

Property Address 191 Forks River Rd
Waverly, TN 37185-2744

Subdivision

County Humphreys County, TN

PROPERTY SUMMARY

Property Type Farm

Land Use Agriculture And Related Activities

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 072 039.01

Special Int 000

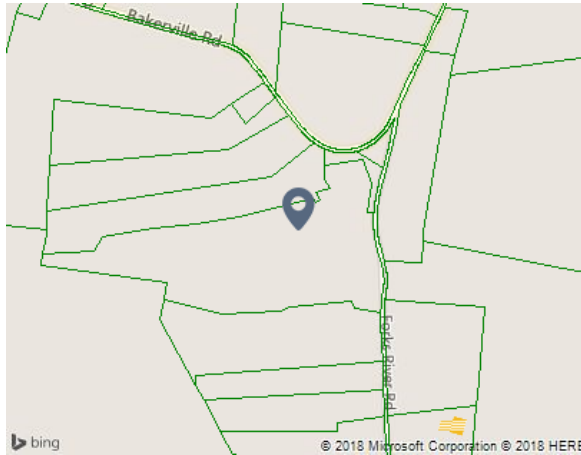
Alternate Parcel ID

Land Map 072

District/Ward 02

2010 Census Trct/Blk 1303/5

Assessor Roll Year 2017



CURRENT OWNER

Name Baxter Jeraldine Shirley A Baxter Rita
Rakowsky & Randall Baxter

Mailing Address 606 5th Ave E
Springfield, TN 37172-2617

SALES HISTORY THROUGH 02/02/2018

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
9/18/2015		Baxter Jeraldine Shirley A Baxter Rita Rakowsky &		Will Book	3	202/2125
2/14/1979		Baxter Donna			2	131/1185

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2017	Assessment Year	2017		
Appraised Land	\$140,300	Assessed Land		Humphreys	2.0328
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$140,300	Total Assessment	\$35,075		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2017		\$713.00	\$713.00
2016		\$638.55	\$638.55
2015		\$638.55	\$638.55
2014		\$638.55	\$638.55

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Information Deemed Reliable But Not Guaranteed.

Tax Info Card 1



Property Report for 191 FORKS RIVER RD. cont.

2013 \$638.55 \$638.55

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Agriculture And Related Activities	Lot Dimensions	
Block/Lot		Lot Square Feet	3,201,647
Latitude/Longitude	36.054658°/-87.829080°	Acreage	73.5

Type	Land Use	Units	Tax Assessor Value
Rotation		4	\$18,900
Pasture		8	\$27,000
Pasture		6	\$15,300
Woodland 2		55.5 Ac	\$79,090

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Paved
Electric Source	Public	Topography	Rolling
Water Source	Private	District Trend	Stable
Sewer Source	Private	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	02
Description			

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47085C0165D	09/25/2009

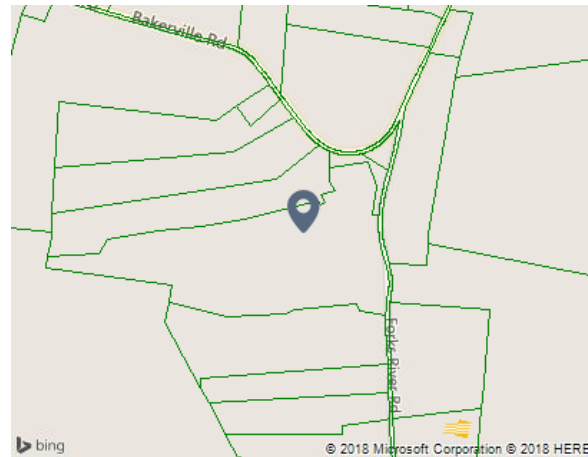
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Information Deemed Reliable But Not Guaranteed.

Tax Info Card 2



Saturday, March 03, 2018

LOCATION	
Property Address	191 Forks River Rd Waverly, TN 37185-2744
Subdivision	
County	Humphreys County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Business Services
Improvement Type	Single Family
Square Feet	1776
GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	072 039.01
Special Int	001
Alternate Parcel ID	
Land Map	072
District/Ward	02
2010 Census Trct/Blk	1303/5
Assessor Roll Year	2017



CURRENT OWNER	
Name	Baxter Jeraldine Shirley A Baxter Rita Rakowsky & Randall C Baxter
Mailing Address	606 5th Ave E Springfield, TN 37172-2617

SALES HISTORY THROUGH 02/02/2018

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
9/18/2015		Baxter Jeraldine Shirley A Baxter Rita Rakowsky &		Will Book	3	202/2125
2/14/1979		Baxter Donna			2	131/1185

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2017	Assessment Year	2017		
Appraised Land	\$6,600	Assessed Land		Humphreys	2.0328
Appraised Improvements	\$85,400	Assessed Improvements			
Total Tax Appraisal	\$92,000	Total Assessment	\$23,000		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2017		\$467.54	\$467.54
2016		\$480.15	\$480.15
2015		\$480.15	\$480.15
2014		\$480.15	\$480.15

Tax Info Card 2



Property Report for 191 FORKS RIVER RD. cont.

2013 \$806.08 \$806.08

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family	Condition	Average	Units	
Year Built	1979	Effective Year	1979	Stories	1
BRs		Baths	F H	Rooms	

Total Sq. Ft. 1,776

Building Square Feet (Living Space)	Building Square Feet (Other)
Base 1776	Open Porch Finished 66

- CONSTRUCTION

Quality	Below Average +	Roof Framing	Gable/Hip
Shape	Rectangular Design	Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Continuous Footing	Interior Finish	Panel-Plast-Drywall
Floor System	Wood W/ Sub Floor	Air Conditioning	Cooling Package
Exterior Wall	Common Brick	Heat Type	Heat Pakage
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	3

- OTHER

Occupancy	Occupied	Building Data Source	Owner
------------------	----------	-----------------------------	-------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Concrete Paving	4163	1979	GOOD
Wood Deck	10X16	1979	AVERAGE
Detached Garage Unfinished	43X20	1980	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Business Services	Lot Dimensions	
Block/Lot		Lot Square Feet	43,560
Latitude/Longitude	36.054658°/-87.829080°	Acreage	1

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Private	District Trend	Stable
Sewer Source	Private	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	02

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Information Deemed Reliable But Not Guaranteed.



Property Report for 191 FORKS RIVER RD. cont.

Description

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47085C0165D	09/25/2009

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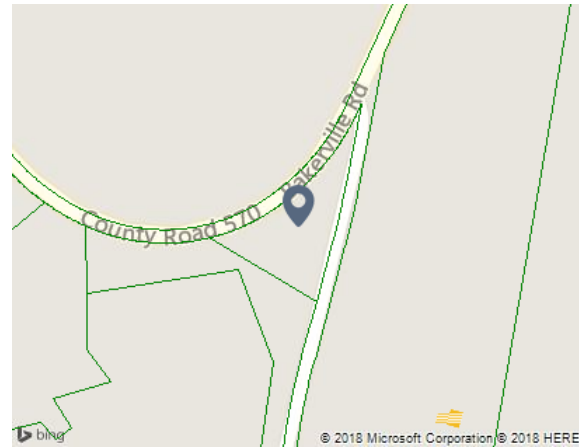


Tax Info Card 3



Saturday, March 03, 2018

LOCATION	
Property Address	Bakerville Rd TN
Subdivision	
County	Humphreys County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	
GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	072 039.00
Special Int	000
Alternate Parcel ID	
Land Map	072
District/Ward	02
2010 Census Trct/Blk	1303/5
Assessor Roll Year	2017



CURRENT OWNER	
Name	Baxter Jeraldine Shirley A Baxter Rita Rakowsky & Randall C Baxter
Mailing Address	606 5th Ave E Springfield, TN 37172-2617

SALES HISTORY THROUGH 02/02/2018

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
9/18/2015		Baxter Jeraldine Shirley A Baxter Rita Rakowsky &			3	202/2125
11/18/1983		Baxter Donna				141/458
10/1/1966						97/63
					2	121/468

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2017	Assessment Year	2017		
Appraised Land	\$6,500	Assessed Land		Humphreys	2.0328
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$6,500	Total Assessment	\$1,625		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2017		\$33.03	\$33.03
2016		\$35.75	\$35.75

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Tax Info Card 3



Property Report for BAKERVILLE RD. cont.

2015	\$35.75	\$35.75
2014	\$35.75	\$35.75
2013	\$35.75	\$35.75

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Household Units	Lot Dimensions	
Block/Lot		Lot Square Feet	43,560
Latitude/Longitude	36.056631°/-87.826669°	Acreage	1

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Private	District Trend	Stable
Sewer Source	Private	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	02
Description			

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47085C0165D	09/25/2009



Timber Appraisal Report



Timber Appraisal Report

Humphreys County TN

*Baxter Farm
191 Forks River Rd.
Waverly, TN 38185
Map 072 Parcel 039.01
43.68 +/- marketable timber acres*

For:

Jeraldine Baxter, Shirley Baxter, Rita Rakowsky, & Randall Baxter
606 5th Ave East
Springfield, TN 37172

March 21, 2018

333 BEECHWOOD DRIVE • BURNS, TN 37029
615-498-8700
WWW.ARBORSPRINGSFORESTRY.COM

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Enclosures:

2018 T-Cruise Detailed Summary Report
2018 T-Cruise Grade Report



Timber Appraisal Report



Baxter
606 5th Ave East
Springfield, TN 37172

March 21, 2018

To Whom it May Concern,

In regards to your request I have appraised all of the marketable timber acres on your property in Humphreys County, TN identified as Map 072, Parcel 039.01, Deed Book 202, Page 2125 as shown in the Humphreys County Record of Deeds. Based on facts and correlations contained in this report, it is my opinion that the fair market value of the standing timber on March 21, 2018 is: **\$132,767.19**. This includes all merchantable sawtimber sized hardwood trees that measured 12-inch dbh and greater and all Red Cedar trees that measured 6-inch dbh and greater. No value was given to hardwood pulpwood sized trees at this time due to market conditions.

The term "Fair Market Value" as used herein is defined as the "Price in terms of money that the timber would bring in the marketplace with a reasonable time period given for the transaction to be completed and to find a prospective buyer with knowledge about the timber, who are acting in their best interest and are free of undue pressure to buy."

No responsibility has been assumed for matters which are legal in nature nor has any opinion been rendered on title. Title has been assumed to be marketable, and the timber has been appraised as though free of indebtedness.

Sincerely,

Jonathan Boggs

Methodology of Appraisal

The following steps were taken to determine the value of said timber on the date of March 21, 2018;

- In March 2018, a timber inventory was performed on the property. There were 24 prism plots used on the 43.68 +/- marketable timber acres. (1 plot/1.82 acres). A 10 Basal Area Factor prism was used to conduct the inventory. (See enclosed cruise maps for prism plot placement). No inventory was taken in the forested acres along the creek closest to the pond and cabin. This area was comprised mostly of scrub brush and Sycamore as well as being an SMZ along the creek.
- Each hardwood timber species volume estimate was calculated in board feet (Doyle FC 78). Yellow poplar and Sweet gum were calculated in Doyle FC 80. Doyle Form Class is a commonly used scale factor amongst local timber buyers and sawmills. The volume estimates for hardwood pulp and Red Cedar were calculated in tons. Tonnage of each species can also be found in the T-cruise volume summary. There was no value given to pulpwood/topwood at this time due to market conditions.
- A statistical analysis was performed on the field data to derive at the volume estimates in this report using T-Cruise software. (*Summary Enclosed*).
- Localized timber pricing reports from Quarter 1, 2018, weekly hardwood market reports, as well as recent comparable timber sales were used to determine the fair market value of the timber. Stumpage prices are based on the pricing reports, logging cost factors, access to timber, comparable sales, and quality/grade of timber. \$200.00 per thousand board foot of timber would be an average logging cost factor for this property at the time of ownership. Timber size and quantity is above average (+/- 6800 bdft/acre). Timber quality is also above average with the White oak having Veneer and Stave quality butt logs.

Statement of Assumptions and Limiting Conditions

- This appraisal assumes marketable title. Liens and encumbrances, if any, have been disregarded and the timber appraised as though free of indebtedness.
- It is assumed that legal right-of-way is either in existence or can be obtained.
- All information in this report is believed to be correct, but no guarantee or assumption of liability is intended.
- Property lines and acreage were developed from the best available information. Timber acreage was calculated with FGIS mapping and field observation. Property lines were seen in some areas of the tract, but sparse in other areas. Very little time was spent identifying lines, but no identifiable lines were crossed when running the cruise grid. A survey may be recommended before a commercial harvest takes place to ensure correct property lines. Non-forested acres within the property boundaries were calculated but not included in this report.
- Possession of this report does not carry with it the right of publication. It may not be used for any other purpose than a timber appraisal/basis for the said property throughout this report.
- Delivery of this report concludes this assignment.

Notes:

- Access to remove timber is average. It appeared that a crossing would need to be built across the creek likely on the south end of the property to access the ridge. Best Management practices should be adhered to around streams during harvest operations. The property adjoining to the south may also be a good option for timber removal.
- Approximately 10% of the White oak volume showed as having potential Veneer, 30% of the White oak showed as having potential Stave, and the Red oak consist of good grade.

TIMBER APPRAISAL SUMMARY 2017

Baxter
Humphreys County, TN
Map 072 Parcel 039.01
(43.68 +/- Forested Acres)

Fair Market Value as of March 2018

Species	Bdft Volume Doyle FC 78	Stumpage Price \$ / MBF	Value
White oak	156,631	\$550.00	\$86,147.05
Red oak	51,236	\$420.00	\$21,519.12
Yellow poplar	41,372	\$250.00	\$10,343.00
Hickory	17,729	\$250.00	\$4,432.25
Chestnut oak	5,313	\$480.00	\$2,550.24
Sweet gum	12,671	\$200.00	\$2,534.20
Ash	5,422	\$300.00	\$1,626.60
Post oak	4,468	\$300.00	\$1,340.40
Black cherry	3,183	\$350.00	\$1,114.05
Hard maple	1,894	\$320.00	\$606.08
Mixed Hardwoods	1,211	\$200.00	\$242.20
Total Sawtimber	301,130	\$439.86	\$132,455.19

Hardwood Pulp	Tons	Stumpage Rate	Value
Pulpwood	1,798	\$0.00	\$0.00

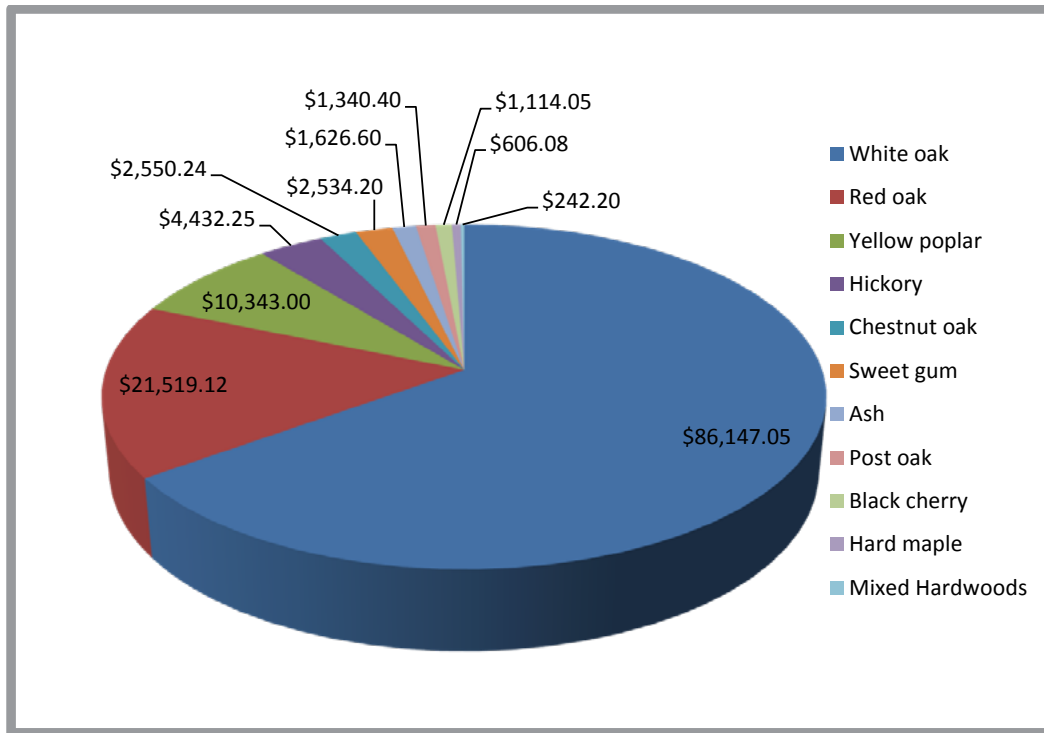
Red Cedar	Tons	Stumpage Rate	Value
Red Cedar	26	\$12.00	\$312.00

\$132,767.19

- Potential White oak Veneer = 16,238 bdft (+/- 10%)- Pulled from total WO Volume
- Potential White oak Stave = 46,597 bdft (+/- 30%)- Pulled from total WO Volume
- Mixed Hardwoods include: Elm

Value by Species Chart

2018



Appraiser's Certification

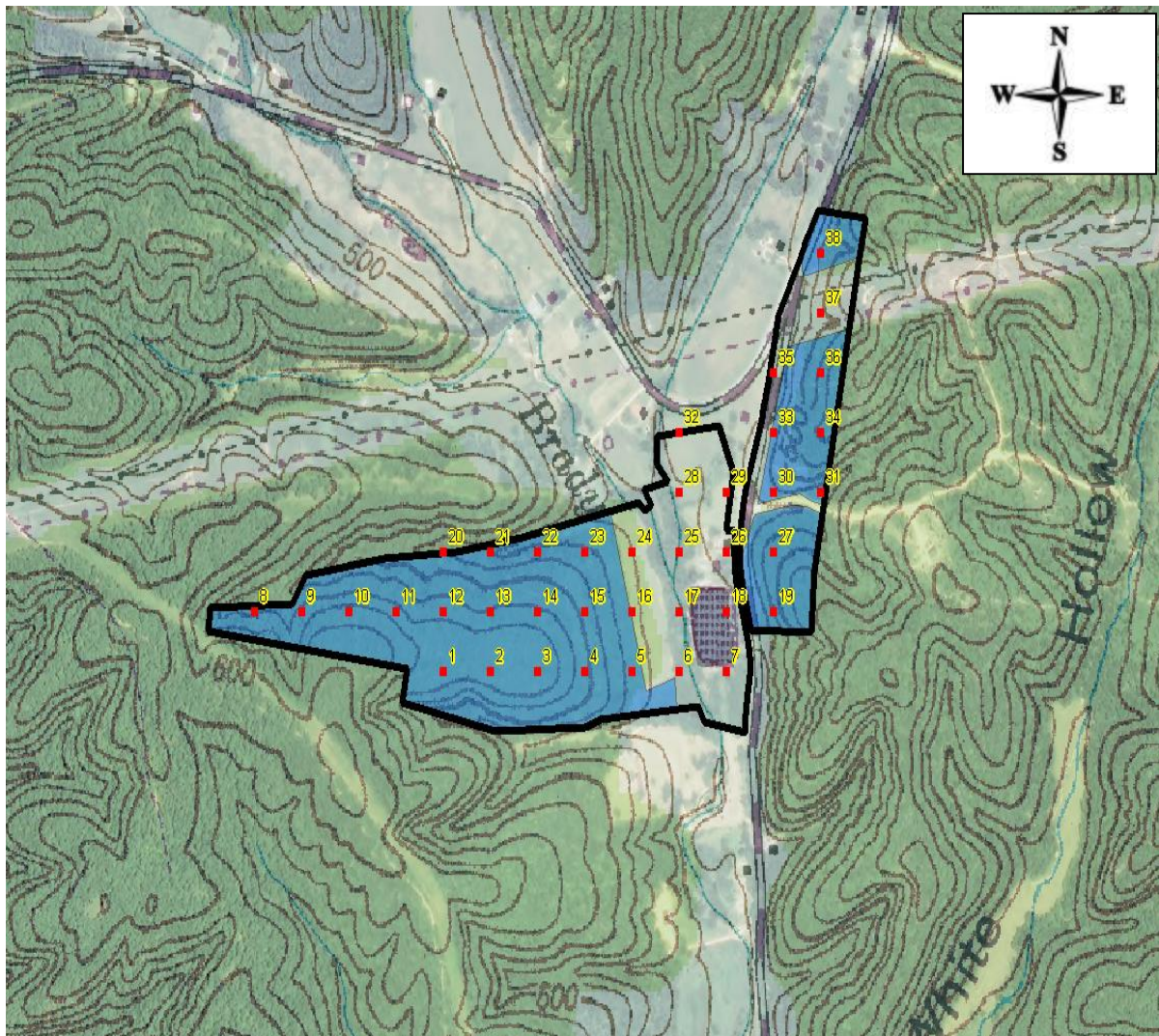
I certify that I have examined the said timber on the said property identified as Map 072-039.01 in Humphreys County and estimates of value presented in this report represent my unbiased opinion of fair market value.

Jonathan Boggs

Jonathan Boggs
Arbor Springs Forestry



**Baxter Farm
Cruise Map
Humphreys County, TN (072-039.01)
43.68 +/- Marketable Forested Acres**



Marketable Timber +/- 43.68 ac

Map Scale 1:12000

(Note: Map scale may not match due to document conversion)

Timber Detailed Summary Report



Arbor Springs Forestry
333 Beechwood Dr,
Burns, TN 37029

Phone: 615-498-8700
Fax: 615-375-1371
Email: joanathan@arborspringsforestry.com
Website: www.arborspringsforestry.com

Detailed Summary Report

v 1.0.4

Tract: Baxter
Cruiser: ASF
Location: Humphreys County
Owner: Baxter
Cruise Date: 03/20/2018

Total Acres: 43.68
Number of Plots: 24
Cruise Method: Plot
Plot Size/BAF: 10.00

Softwood

Product	Total Tract				Per Acre					Average Tree			
	Trees	Tons	DMBF	Cu. Ft. IB	BA	Trees	Tons	DMBF	Cu. Ft. IB	SL CFT/Ft	DBH	MerchHt	
Red Cedar													
Pulpwood	253	26	0	738	1.3	6	0.6	0.000	16.9	0.00	6.3	18.6	
Group Total	253	26	0	738	1.3	6	0.6	0.000	16.9	0.00	6.3	18.6	
Class Total	253	26	0	738	1.3	6	0.6	0.000	16.9	0.00	6.3	18.6	

Hardwood

Product	Total Tract				Per Acre					Average Tree			
	Trees	Tons	DMBF	Cu. Ft. IB	BA	Trees	Tons	DMBF	Cu. Ft. IB	SL CFT/Ft	DBH	MerchHt	
Ash													
Sawlog	71	44	5	1,250	2.1	2	1.0	0.124	28.6	0.88	15.3	19.9	
Topwood	0	45	0	1,268	0.0	0	1.0	0.0	29.0	0.00	0.0	0.0	
Group Total	71	89	5	2,518	2.1	2	2.0	0.124	57.7	0.88	15.3	19.9	
Black Cherry													
Sawlog	20	23	3	648	0.8	0	0.5	0.073	14.8	1.22	18.3	26.7	
Topwood	0	12	0	346	0.0	0	0.3	0.0	7.9	0.00	0.0	0.0	
Group Total	20	35	3	994	0.8	0	0.8	0.073	22.7	1.22	18.3	26.7	
Chestnut oak													
Sawlog	24	36	5	1,011	1.3	1	0.8	0.122	23.2	1.40	20.1	29.9	
Topwood	0	18	0	496	0.0	0	0.4	0.0	11.4	0.00	0.0	0.0	
Group Total	24	53	5	1,508	1.3	1	1.2	0.122	34.5	1.40	20.1	29.9	
Elm													
Sawlog	15	11	1	298	0.4	0	0.2	0.028	6.8	0.82	15.0	24.5	

Wednesday, March 21, 2018

Arbor Springs Forestry

Page 1 of 5

Timber Detailed Summary Report



Detailed Summary Report

v1.0.4

Tract: Baxter
Cruiser: ASF
Location: Humphreys County
Owner: Baxter
Cruise Date: 03/20/2018

Total Acres: 43.68
Number of Plots: 24
Cruise Method: Plot
Plot Size/BAF: 10.00

Hardwood

Product	Total Tract				Per Acre						Average Tree		
	Trees	Tons	DMBF	Cu. Ft. IB	BA	Trees	Tons	DMBF		Cu. Ft. IB	SL CFT/Ft	DBH	MerchHt
Topwood	0	6	0	169	0.0	0	0.1	0.0		3.9	0.00	0.0	0.0
Group Total	15	17	1	467	0.4	0	0.4	0.028		10.7	0.82	15.0	24.5

Hard Maple

Sawlog	8	13	2	368	0.4	0	0.3	0.043		8.4	1.36	20.0	32.5
Topwood	0	6	0	177	0.0	0	0.1	0.0		4.1	0.00	0.0	0.0
Group Total	8	19	2	545	0.4	0	0.4	0.043		12.5	1.36	20.0	32.5

Hardwood pulp

Sawlog	6	11	2	298	0.4	0	0.2	0.040		6.8	2.10	24.0	24.5
Pulpwood	2,194	735	0	20,775	23.3	50	16.8	0.000		475.6	0.00	9.0	31.8
Topwood	0	6	0	178	0.0	0	0.1	0.0		4.1	0.00	0.0	0.0
Group Total	2,200	752	2	21,251	23.8	50	17.2	0.040		486.5	2.10	9.1	31.7

Hickory

Sawlog	211	152	18	4,292	5.8	5	3.5	0.406		98.3	0.83	14.7	24.5
Topwood	0	100	0	2,829	0.0	0	2.3	0.0		64.8	0.00	0.0	0.0
Group Total	211	252	18	7,121	5.8	5	5.8	0.406		163.0	0.83	14.7	24.5

Post oak

Sawlog	56	37	4	1,058	1.7	1	0.9	0.102		24.2	0.90	15.3	20.8
Topwood	0	27	0	760	0.0	0	0.6	0.0		17.4	0.00	0.0	0.0
Group Total	56	64	4	1,818	1.7	1	1.5	0.102		41.6	0.90	15.3	20.8

Red oak

Sawlog	317	372	51	10,509	12.5	7	8.5	1.173		240.6	1.12	17.4	29.5
Topwood	0	188	0	5,316	0.0	0	4.3	0.0		121.7	0.00	0.0	0.0
Group Total	317	560	51	15,825	12.5	7	12.8	1.173		362.3	1.12	17.4	29.5

Sweet gum

Sawlog	78	102	13	2,893	2.5	2	2.3	0.290		66.2	0.86	15.8	43.2
Topwood	0	29	0	816	0.0	0	0.7	0.0		18.7	0.00	0.0	0.0
Group Total	78	131	13	3,709	2.5	2	3.0	0.290		84.9	0.86	15.8	43.2

Wednesday, March 21, 2018

Arbor Springs Forestry

Page 2 of 5

Timber Detailed Summary Report



Detailed Summary Report

v 1.0.4

Tract: Baxter
 Cruiser: ASF
 Location: Humphreys County
 Owner: Baxter
 Cruise Date: 03/20/2018

Total Acres: 43.68
 Number of Plots: 24
 Cruise Method: Plot
 Plot Size/BAF: 10.00

Product	Total Tract				Hardwood					Average Tree		
	Trees	Tons	DMBF	Cu. Ft. IB	BA	Trees	Tons	DMBF	Cu. Ft. IB	SL CFT/Ft	DBH	MerchHt
White oak												
Sawlog	901	1,122	157	31,708	35.4	21	25.7	3,586	725.9	1.08	17.4	32.6
Topwood	0	495	0	13,991	0.0	0	11.3	0.0	320.3	0.00	0.0	0.0
Group Total	901	1,617	157	45,699	35.4	21	37.0	3,586	1,046.2	1.08	17.4	32.6
Yellow poplar												
Sawlog	236	311	41	8,789	8.3	5	7.1	0.947	201.2	0.98	16.5	37.9
Topwood	0	120	0	3,403	0.0	0	2.8	0.0	77.9	0.00	0.0	0.0
Group Total	236	432	41	12,192	8.3	5	9.9	0.947	279.1	0.98	16.5	37.9
Class Total	4,138	4,022	303	113,648	95.0	95	92.1	6,934	2,601.8	1.04	12.7	31.5
Grand Total	4,392	4,049	303	114,386	96.3	101	92.7	6,934	2,618.7	1.04	12.3	30.8

Timber Detailed Summary Report

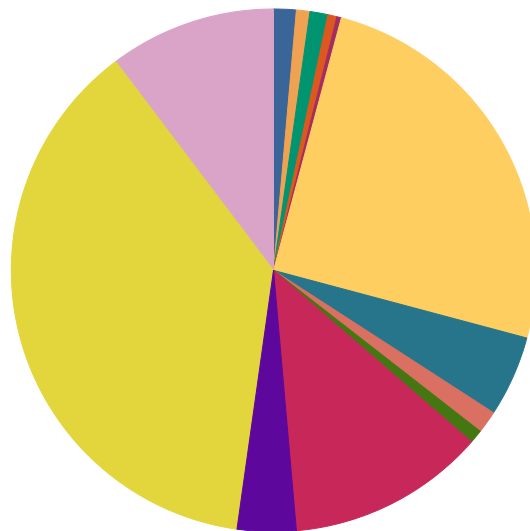
Detailed Summary Report

v1.0.4

Tract: Baxter
Cruiser: ASF
Location: Humphreys County
Owner: Baxter
Cruise Date: 03/20/2018

Total Acres: 43.68
Number of Plots: 24
Cruise Method: Plot
Plot Size/BAF: 10.00

Tons Per Acre By Species (Excluding Topwood)



Ash	1.5%
Black Cherry	0.8%
Chestnut oak	1.2%
Elm	0.4%
Hard Maple	0.4%
Hardwood pulp	24.9%
Hickory	5.1%
Post oak	1.3%
Red Cedar	0.9%
Red oak	12.4%
Sweet gum	3.4%
White oak	37.5%
Yellow poplar	10.4%
Total:	100.0%

Wednesday, March 21, 2018

Arbor Springs Forestry

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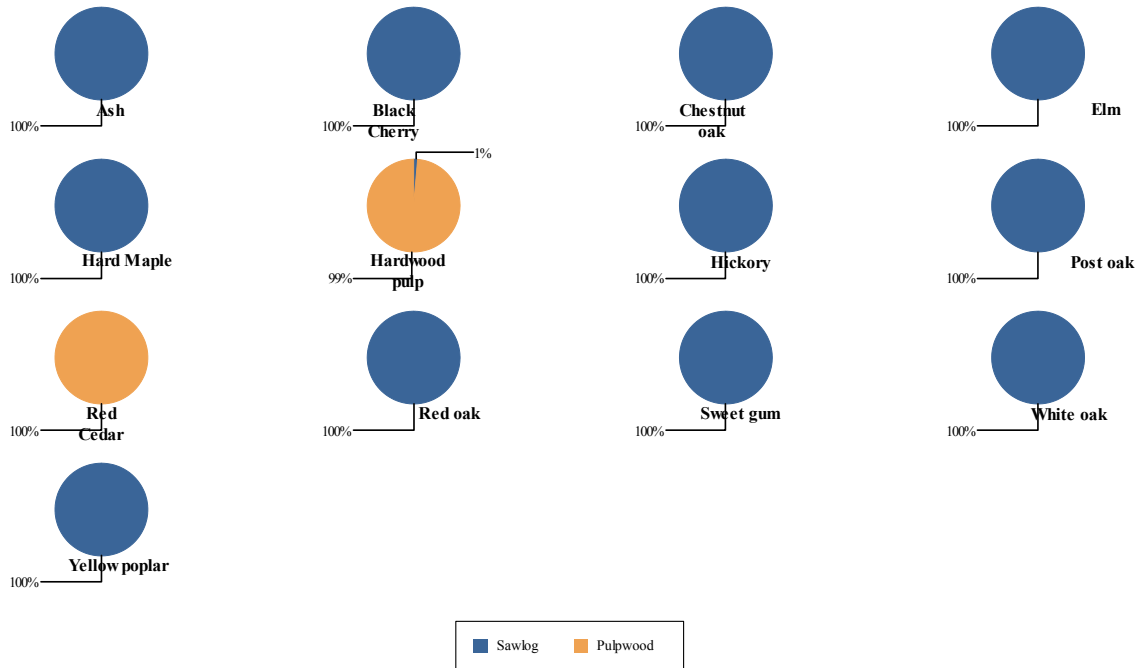
Timber Detailed Summary Report

Detailed Summary Report v 1.0.4

Tract: Baxter
Cruiser: ASF
Location: Humphreys County
Owner: Baxter
Cruise Date: 03/20/2018

Total Acres: 43.68
Number of Plots: 24
Cruise Method: Plot
Plot Size/BAF: 10.00

Tons Per Acre By Species/Product (Excluding Topwood)



Wednesday, March 21, 2018

Arbor Springs Forestry

Page 5 of 5

Timber Grade by Class / Group Report

McEMORE
AUCTION
COMPANY, LLC



www.mcmoreauction.com



Arbor Springs Forestry
333 Beechwood Dr,
Burns, TN 37029

Phone: 615-498-8700

Fax: 615-375-1371

Email: joanathan@arborspringsforestry.com

Website: www.arborspringsforestry.com

Grade by Class/Group Report

Tract: Baxter
Cruiser: ASF
Location: Humphreys County
Owner: Baxter
Cruise Date: 03/20/2018

Total Acres: 43.68
Number of Plots: 24
Cruise Method: Plot
Plot Size/BAF: 10.00

Hardwood

Product	Total Tract				Per Acre				Scaling Di
	# 16' Logs	Tons	DMBF	Cu. Ft. IB	Seg. Len.	Tons	DMBF		
Ash									
ungraded	86.2	44.3	5.422	1,250	14.1	1.01	0.124		13.38
Group Total	86.2	44.3	5.422	1,250	14.1	1.01	0.124		13.38
Black Cherry									
ungraded	32.6	22.9	3.183	648	18.5	0.53	0.073		11.75
Group Total	32.6	22.9	3.183	648	18.5	0.53	0.073		11.75
Chestnut oak									
ungraded	44.4	35.8	5.313	1,011	16.9	0.82	0.122		13.51
Group Total	44.4	35.8	5.313	1,011	16.9	0.82	0.122		13.51
Elm									
ungraded	22.2	10.5	1.211	298	12.0	0.24	0.028		14.85
Group Total	22.2	10.5	1.211	298	12.0	0.24	0.028		14.85
Hard Maple									
ungraded	16.7	13.0	1.894	368	16.0	0.30	0.043		14.60
Group Total	16.7	13.0	1.894	368	16.0	0.30	0.043		14.60
Hardwood pulp									
ungraded	8.7	10.5	1.759	298	12.0	0.24	0.040		23.83
Group Total	8.7	10.5	1.759	298	12.0	0.24	0.040		23.83
Hickory									
ungraded	316.8	151.9	17.729	4,292	15.1	3.48	0.406		11.83
Group Total	316.8	151.9	17.729	4,292	15.1	3.48	0.406		11.83
Post oak									
ungraded	71.4	37.5	4.468	1,058	16.0	0.86	0.102		11.28
Group Total	71.4	37.5	4.468	1,058	16.0	0.86	0.102		11.28
Red oak									
ungraded	574.2	372.0	51.236	10,509	14.5	8.52	1.173		14.27
Group Total	574.2	372.0	51.236	10,509	14.5	8.52	1.173		14.27
Sweet gum									
ungraded	208.6	102.4	12.671	2,893	15.3	2.34	0.290		12.01
Group Total	208.6	102.4	12.671	2,893	15.3	2.34	0.290		12.01
White oak									
Veneer	82.9	94.7	16.238	2,675	10.8	2.17	0.372		26.58
Stave	341.1	300.9	46.597	8,500	12.8	6.89	1.067		19.17
ungraded	1,372.6	726.8	93.795	20,533	15.1	16.64	2.147		12.54

Timber Grade by Class / Group Report



Grade by Class/Group Report

Tract: Baxter
Cruiser: ASF
Location: Humphreys County
Owner: Baxter
Cruise Date: 03/20/2018

Total Acres: 43.68
Number of Plots: 24
Cruise Method: Plot
Plot Size/BAF: 10.00

Hardwood

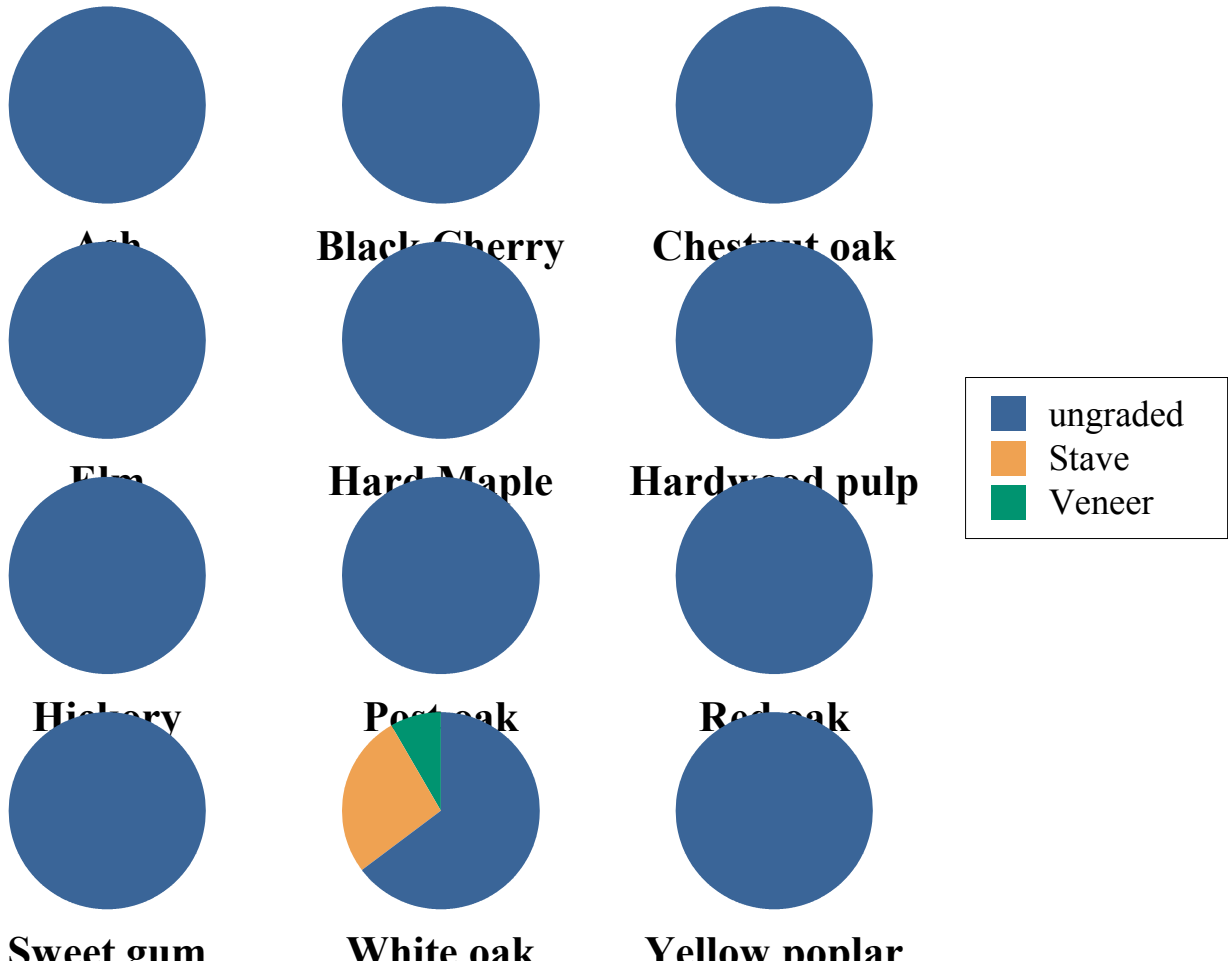
Product	Total Tract				Per Acre				Scaling Di
	# 16' Logs	Tons	DMBF	Cu. Ft. IB	Seg. Len.	Tons	DMBF		
Group Total	1,796.6	1,122.3	156.631	31,708	14.3	25.69	3.586	14.45	
Yellow poplar									
ungraded	552.7	311.1	41.372	8,789	15.1	7.12	0.947	12.96	
Group Total	552.7	311.1	41.372	8,789	15.1	7.12	0.947	12.96	
Class Total	3,731.1	2,234.2	302.887	63,124	14.6	51.15	6.934	13.74	
Grand Total	3,731.1	2,234.2	302.887	63,124	14.6	51.15	6.934	13.74	

Grade by Class/Group Report

Tract: Baxter
Cruiser: ASF
Location: Humphreys County
Owner: Baxter
Cruise Date: 03/20/2018

Total Acres: 43.68
Number of Plots: 24
Cruise Method: Plot
Plot Size/BAF: 10.00

Percentage of Tons/Ac By Species Group and Grade



Title Commitment



SCHEDULE A COMMITMENT


Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
400 Second Avenue South
Minneapolis, MN 55401

File Number: 72-39 & 39.01

Commitment Number: 2018030129

1. Effective Date: March 15, 2018 at 08:00 AM
2. Policy (or Policies) to be issued: Amount
 - (a) ALTA Owner's Policy (ALTA Own. Policy (06/17/06))
Proposed Insured:
TBD
 - (b) _____ ALTA Loan Policy
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by
Jeraldine Baxter and Shirley A. Baxter and Rita Baxter Rakowsky and Randall C. Baxter
4. The Land referred to in the Commitment is described as follows:
SEE SCHEDULE C ATTACHED HERETO

Issued through the Office of:
Volunteer Title Company, Inc.

By: 

Authorized Signatory

ORT Form 4308
ALTA Commitment for Title Insurance 6/06
Schedule A

(2018030129.PFD/2018030129/20)

File Number: 72-39 & 39.01

Commitment Number: 2018030129

SCHEDULE B - I REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. NOTE: Ad valorem real property taxes assessed and levied on the Property by Humphreys County, Tennessee for the year 2017 in the amount of \$33.03 have been paid. (Map 72, Parcel 39.00)
6. NOTE: Ad valorem real property taxes assessed and levied on the Property by Humphreys County, Tennessee for the year 2017 in the amount of \$713.00 have been paid. (Map 72, Parcel 39.01)
7. NOTE: Ad valorem real property taxes assessed and levied on the Property by Humphreys County, Tennessee for the year 2017 in the amount of \$467.54 have been paid. (Map 72, Parcel 39.01-001 (special interest))



File Number: 72-39 & 39.01

Commitment Number: 2018030129

SCHEDULE B - II EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
2. Rights and claims of parties in possession.
3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
4. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained or by making inquiry of person(s) in possession thereof.
5. Liens, encumbrances, or claims thereof, which are not shown by the public record.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
7. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.
8. Easements and/or rights of way, if any, on the premises for roads and utility lines as may traverse the premises.
9. Acreage content will not be insured. Reference to acreage is left in the description merely for convenience in identifying the land.
10. 2017 Humphreys County ad valorem real property taxes as may be assessed and levied thereon are a lien against the property but will not be due or payable until on or after October 1.
11. Any taxes assessed by correction pursuant to the provisions of Section 67-5-603 et seq., Tennessee Code Annotated, for improvements completed after January 1 of any year. The law requires supplemental assessment for the year in which the improvements are completed.
12. Easements and rights-of-way on the Property for roads and utility lines that may traverse the same including, but not limited to, rights of way for Hakerville Road and for Forks of the River Road (formerly known as Grassy Branch Road and also as Brady Branch Road); a TVA transmission line easement in favor of the United States over a portion of Property; and an easement for ingress and egress and for placement of utility lines granted to Richardson Lumber Company as right and appurtenance to its adjoining lands as described in Deed Book 183, page 1911 and Deed Book 186, page 2339, Register's Office of Humphreys County, Tennessee.



File Number: 72-39 & 39.01

Commitment Number: 2018030129

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL NO. 1:
(Map 72, Parcel 39)

TRACT NO. 1:

BEING a certain tract or parcel of land lying and being situated in the Second Civil District of Humphreys County, Tennessee and more particularly described as follows:

BEGINNING at an iron pin in the west right of way of the Grassy Branch Road, said point being located 380 feet south from the intersection of said road and the Bakerville Road, and runs thence North 59° 41' West 273.13 feet to an iron pin in the east right of way of the Bakerville Road; thence runs with the Bakerville Road as follows: North 69° 22' East 88.56 feet (chord bearing); North 58° 8' East 100.36 feet (chord bearing); North 43° 9' East 146.28 feet (chord bearing); North 33° 31' East 56.37 feet (chord bearing) to a point at the intersection of the above mentioned road; thence runs with a 4.62 foot radius for an arc distance of 12.56 feet to a point; thence runs with the Grassy Branch Road South 9° 6' West 49.41 feet to a point; thence runs South 11° 12' West 330.01 feet to the point of beginning, containing an area of 0.96 acre. Survey made on September 14, 1975 by Thomas C. White & Associates, Waverly, Tennessee. All bearings given in reference to Magnetic meridian, approximate declination at time of survey 2° 17' East.

TRACT NO. 2:

BEING a certain tract or parcel of land lying and being situated in the Second Civil District of Humphreys County, Tennessee and more particularly described as follows:

BEGINNING at an iron pin, the southeast corner of a 0.96 acre tract, and runs thence with the Grassy Branch Road South 11° 12' West 97.00 feet to a stake; thence runs North 78° 48' West 40.00 feet to a stake; thence runs South 11° 12' West 100.00 feet to a stake; thence runs North 78° 48' West 50.00 feet; thence runs North 11° 12' East 110.00 feet; thence runs South 78° 48' East 80.00 feet; thence runs North 11° 12' East 90.47 feet to a stake in the south boundary of the 0.96 acre tract; thence runs South 59° 41' East 10.58 feet to the point of beginning, containing 0.16 acre.

Being the same property conveyed to Jeraldine Baxter, Shirley A. Baxter, Rita Baxter Rakowsky and Randall C. Baker, by deed of record in Deed Book 202, page 2125, Register's Office of Humphreys County, Tennessee.

PARCEL NO. 2:
(Map 72, Parcel 39.01)

Being a certain tract of land lying and being situated in the Second Civil District of Humphreys County, Tennessee, located approximately 1 mile south from the Waverly, Tennessee City Limit near the intersection of the Bakerville Road and what is known as the Brady Branch Road, and being more particularly described as follows:

BEGINNING at an old rockpile corner on a south hillside with a large white oak pointer, said point being Langford's most north east corner, and one of the corners to the original tract of which the herein described tract is a part, and runs thence with an old marked and painted line North 84° 51' West 1151.20 ft. to an old rock pile with small white oak pointers, said point being a corner to the Billy E. Smith property; thence runs with the hollow as follows: North 44° 27' East 222.20 ft.; North 62° 43' East 312.00 ft.; North 31° 06' East 160.10 ft.; North 79° 47' East 121.70 ft.; North 80° 18' East 302.50 ft.; North 85° 09' East 396.40 ft.; North 79° 38' East 380.90 ft.; North 77° 06' East 662.60 ft. to a 30 inch double ash tree on the west bank of Brady Branch; thence runs with a fence South 66° 24' East 40.00 ft. to a 30 inch maple tree; thence runs North 67° 12' East 38.80 ft. to a large triple sycamore tree in the fence; thence runs with the old fence North 36° 33' West 81.50 ft. to a fence corner at the southwest corner of a garden; thence runs with the garden fence North 73° 21' East 139.50 ft. to an 8 inch willow tree at the fence corner on the west bank of a small branch; thence

Commitment Schedule C (6/17/06)

(2018030129.PFD/2018030129/18)

File Number: 72-39 & 39.01

Commitment Number: 2018030129

SCHEDULE C (Continued)

runs with the branch North 32° 53' West 113.40 ft.; North 5° 59' East 100.00 ft. to a point in the center of the branch; thence leaving the branch, runs North 79° 10' East passing an iron pin reference point on the east bank of the branch, in all 361.93 ft. to an iron pin 2 ft. west of a fence; thence runs 2 ft. west of and parallel with the fence as follows: South 14° 28' East 175.26 ft.; South 22° 12' East 83.07 ft.; South 9° 29' West 237.04 ft. to an iron pin on the south side of a drive; thence runs South 82° 06' East 66.68 ft. to an iron pin in the west right of way of the Brady Branch Road; thence runs with said right of way North 9° 22' East 430.40 ft.; North 11° 12' East 330.01 ft. to a point at the intersection with the east right of way of the Bakerville Road; thence runs with said right of way North 23° 36' East 727.9 ft. to an iron pin in the original north boundary line of the herein described tract; thence runs South 87° 15' East 250.00 ft. to an old rockpile corner on a west hillside, said point being the most northeast corner of the herein described tract; thence runs with an old marked and painted line South 6° 13' West 1,872.10 ft. to a rockpile corner with small oak pointers on a north hillside, Cunningham's corner; thence runs with Cunningham's north boundary North 85° 38' West 397.90 ft. to an iron pin in the west right of way of the Brady Branch Road; thence runs with said right of way South 6° 26' East 290.80 ft.; South 2° 56' East 180.00 ft. to an iron pin; thence runs North 80° 44' West 325.00 ft. to a point in an old fence on the west bank of Brady Branch at an old water gap; thence runs with said fence North 15° 47' West 79.00 ft. to the fence corner; thence runs with the old fence as follows: South 79° 01' West 282.10 ft.; South 78° 06' West 375.18 ft.; South 85° 23' West 287.22 ft. to an iron pin at the fence corner in the hollow; thence leaving the fence runs North 86° 10' West 215.41 ft. to an 18 inch black gum tree with an old hack mark; thence runs North 82° 43' West 417.59 ft. to an iron pin in the original west boundary of the tract of which the herein described tract is a part and in Langford's east boundary line; thence runs with said line North 4° 30' East 181.15 ft. to the point of beginning, containing an area of 73.5 acres. Survey made by Thomas C. White, County Surveyor, Humphreys County, Tennessee. All bearings are given in reference to Magnetic meridian, approximate declination at time of survey is 2° 20' East.

There is included in the foregoing description but excluded therefrom the following described strip or parcel of land which is being expressly reserved by the grantors to afford them ingress and egress to an additional tract of land owned by them. Said strip or parcel of land is for the use of the grantors herein and through specific conveyance, to their subsequent vendees or successors in title; and is more particularly described as follows, to-wit:

BEGINNING at a point in the east right of way of the Brady Branch Road, said point being located 710 ft. south from the intersection of the Bakerville Road, and located North 37° 22' East 90.0 ft. from an iron pin on the west side of the Brady Branch Road, one of the corners to the Mark H. Collier property; and runs thence North 9° 22' East 50.2 ft. to a point; thence runs North 84° 22' East 460.0 ft. to a point in the east boundary to the herein described tract; thence runs with said boundary South 6° 13' West 175 ft. to a point; thence runs North 58° 47' West 180.00 ft.; thence runs South 84° 22' West 300.00 ft. to the point of beginning. This description is subject to any right of way that may exist for the Brady Branch Road.

Being the same land conveyed to Jeraldine Baxter, Shirley A. Baxter, Rita Baxter Rakowsky and Randall C. Baxter, by deed of record in Deed Book 202, page 2125, Register's Office of Humphreys County, Tennessee.



COMMITMENT FOR TITLE INSURANCE



Issued By the Old Republic National Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and changes and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued through the Office of

VOLUNTEER TITLE COMPANY, INC.
102 SOUTH COURT SQUARE
WAVERLY, TENNESSEE 37185

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111



Authorized Signatory

By



President

Attest

Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulation.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of the title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. This policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

You may review a copy of the arbitration rules at: <http://www.alta.org/>.