

SOIL AREA ACREAGE

Soil Area	Square Footage
1	1095.1
2	1095.1
3	1095.1
4	1095.1
5	1095.1
6	1095.1
7	1095.1
8	1095.1
9	1095.1
10	1095.1
11	1095.1
12	1095.1
13	1095.1

SOIL LINE CHART

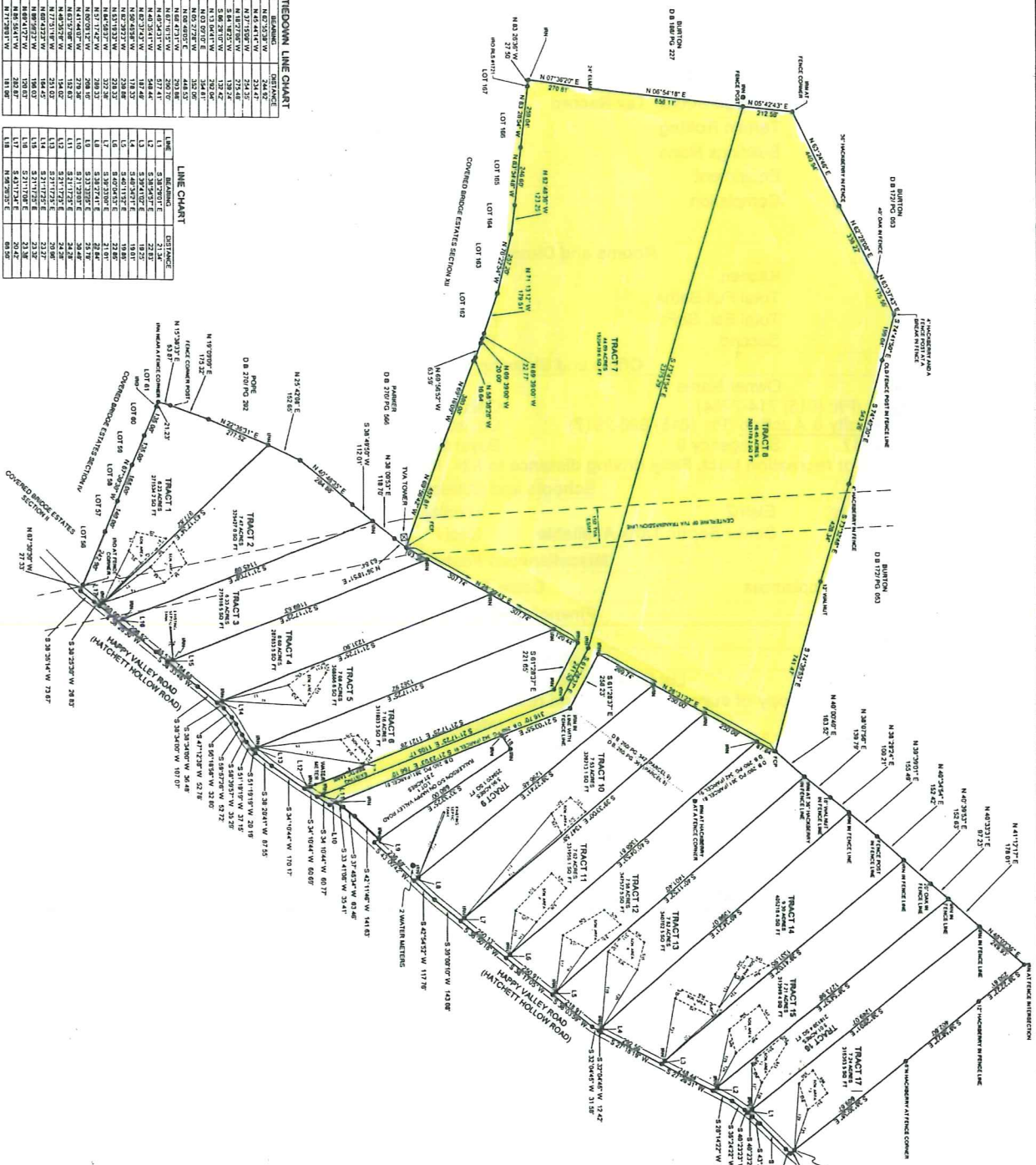
LINE	BEARING	DISTANCE
1	N 0° 00' 00" E	100.00
2	N 0° 00' 00" E	100.00
3	N 0° 00' 00" E	100.00
4	N 0° 00' 00" E	100.00
5	N 0° 00' 00" E	100.00
6	N 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00
8	N 0° 00' 00" E	100.00
9	N 0° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00
11	N 0° 00' 00" E	100.00
12	N 0° 00' 00" E	100.00
13	N 0° 00' 00" E	100.00

SOIL TIEDOWN LINE CHART

LINE	BEARING	DISTANCE
1	N 0° 00' 00" E	100.00
2	N 0° 00' 00" E	100.00
3	N 0° 00' 00" E	100.00
4	N 0° 00' 00" E	100.00
5	N 0° 00' 00" E	100.00
6	N 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00
8	N 0° 00' 00" E	100.00
9	N 0° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00
11	N 0° 00' 00" E	100.00
12	N 0° 00' 00" E	100.00
13	N 0° 00' 00" E	100.00

LINE CHART

LINE	BEARING	DISTANCE
1	N 0° 00' 00" E	100.00
2	N 0° 00' 00" E	100.00
3	N 0° 00' 00" E	100.00
4	N 0° 00' 00" E	100.00
5	N 0° 00' 00" E	100.00
6	N 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00
8	N 0° 00' 00" E	100.00
9	N 0° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00
11	N 0° 00' 00" E	100.00
12	N 0° 00' 00" E	100.00
13	N 0° 00' 00" E	100.00



SURVEY FOR:
Owen Raulerson

8/18/2011-11:15 AM
07080275
DATE: 8/18/2011
TIME: 11:15 AM
BY: [Signature]
CHECKED BY: [Signature]

TOTAL ACREAGE: 197.08 ACRES
TITLE SOURCE: All of Parcel 280; Pgs 342
single portion of Deed Book 2800 Pg 381
TAX MAP: Map 020; all of Parcel 8 000
and a major portion Parcel 8 000
LOCATED: 4th Civil District
Bedford County, TN

NOTE: This parcel is subject to all assessments as shown and any other assessments and/or restrictions either recorded or by prescription that a complete title search may reveal.

Owen Raulerson
Owner

SIGNED: [Signature]
STATE OF TENNESSEE
COUNTY OF BEDFORD
REGISTERED PLAT 8 1721

NORTHCUTT SURVEYING, INC.
117 Hickory Drive
Smithville, Tennessee 37160
Ph: (931) 664-2741
Fax: (931) 666-0343

SURVEY FOR: **Owen Raulerson**

DATE: 8/18/2011
TIME: 11:15 AM
BY: [Signature]
CHECKED BY: [Signature]

Land, Lots, and Farms	MLS No. <u>1315969</u>	List Price <u>\$159,900</u>
Status Active	Area 88	Media
Type Unimproved Tract	Er/Ea Exc. Right to Sell	
Address <u>0 Happy Valley</u>	City Bell Buckle	Zip 37020
County Bedford	Sub/Dev Raulerson Survey Plat	MLS Map
Lot Number	Tax ID <u>020 009.05</u>	Deed Book/Page D306/306
Directions From Liberty pike (TN-269) take Happy Valley rd. 1.4 miles to property on left.		

General and Land Information

Style	Stories	Year Built /	House No
Zoning R	Acres 90.540	Lot Size	Total Rooms
Constr /	Acreeage Source Tax Record	Fed. Land Bank	Fenced Acres
Sale Includes Land Only	Terrain Rolling	Waterfront Pond	Pasture Acres
Timber Acres	Buildings None	Cultvated Acres	Road Surface Paved
Tobacco Alot.	Equipment	Driveway	Garage /
Road Frontage 120 / County	Completion	Roof	
Restrictions Yes		Miscellaneous Features	

Rooms and Dimension Information

Living Room	Kitchen	Din	Master Bedroom
Total Bedrooms	Total Full Baths	Total Half Baths	
Fin Sq Ft (est)	Total Est. SqFt.	Est. SqFt. Source	
Main	Second	Third	Basement

Office and Showing Information

Show Show Anytime	Owner Name	Open House
Agent <u>Jacob J. Durham</u> (Ph: (615) 714-7754)	CoList Agent (Ph:)	
Listing Office <u>Durham Realty & Auction</u> (Ph: (615) 896-2917)	CoList Office (Ph:)	
Appt Phone (615) 896-2917	Subagency 0	Buyer Broker 3
Facilitator 3		
Remarks: Great building or recreation tract. Easy driving distance to I-24. Pond. Two soil sites. Seclusion and good building sites.		

Schools and Utilities

Elem1 <u>Cascade Elementary</u>	Elem2	Middle/JR <u>Cascade Elementary</u>	High <u>Cascade School</u>
Water Utility District	Sewer Septic Tank Available	Cool /	Heat /

Miscellaneous Features

Range /	Other Appliances	Cable TV	Fireplace	Handicap
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Financing and Taxes

Acceptable Buyer Financing	Taxes \$1,848
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MLS Information

Photo Agent To Provide	List Date Oct 26 2011	Poss Date of Deed
Realtor Remarks: Call office for copy of survey, soil map, and restrictions. Buyer's agent to verify schools.		

Comparable Information

Sales Agent	Co-Sales Agent	Days On Mkt 35
Sales Office	Co-Sales Office	Presale
Seller Participation	Closing Date	Orig. List Price \$159,900
Terms	Pending Date	Sales Price
	Expiration Date: 4/27/2012	

Requested by: **Jacob J. Durham**

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.

RealTracs Solutions®
Report Date:
11/30/2011