

LEGAL EXHIBIT "A"

Tract One:

SITUATED in District No. Nine (9) for Blount County, Tennessee, within the City of Maryville, Tennessee, and being known and designated as all of Lot 2, TWO LOT SUBDIVISION WESTON, HEISTAND & BORING PROPERTY, as shown on plat of the same of record in Map File 3638B, in the Register's Office for Blount County, Tennessee, to which map specific reference is hereby made for a more particular description thereof.

TOGETHER WITH AND SUBJECT TO a joint permanent easement for ingress, egress, drainage and utilities as shown on plat of record in Map File 3638B, and described in Declaration of Common Driveway Easement and Road Maintenance of record in Record Book 2407, Page 1307, in the Register's Office for Blount County, Tennessee.

Tract Two:

SITUATED in District No. Nine (9) for Blount County, Tennessee, within the City of Maryville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a point being the right of way of alley #354 and the southwestern corner of Parcel 6.00 as shown on Blount County Tax Map 0471, group E; thence following the property line of parcel 6.00 and the right of way of the alley in the northeasterly direction 31 feet, more or less, to a point being the right of way of Alley #355; thence following the right of way of Alley #355 in a northeasterly direction 67 feet, more or less, to a point being the southeastern corner of Parcel 6.00; thence traveling in a southeasterly direction 8 feet, more or less, to a point being the centerline of Alley #355; thence following the centerline of Alley #355 in a southwesterly direction 67 feet, more or less, to a point being the right of way of Alley #354; thence following the right of way of Alley #354 in a southwesterly direction 31 feet, more or less; thence traveling in a northwesterly direction 8 feet, more or less, to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO RYAN X. WALTER, UNMARRIED BY WARRANTY DEED DATED NOVEMBER 17, 2022; FILED FOR RECORD IN RECORD BOOK 2726, PAGE 1368 IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE.

Record Book 2726 Page 1386