

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:

BEGINNING at a concrete marker (old) on the East edge of Lake Avenue; thence North $34^{\circ} 56'$ West 43.47 feet to an old concrete marker; thence North $36^{\circ} 01'$ West 122.45 feet to an old concrete marker; thence North $33^{\circ} 30'$ West 56.00 feet to an old wood post; thence North $08^{\circ} 10'$ East 184.89 feet to an old wood post; thence South $85^{\circ} 53'$ East 230.29 feet to a new iron rod; thence South $01^{\circ} 51'$ West 279.45 feet to a new iron rod; thence South $60^{\circ} 04'$ West 137.47 feet to the point of BEGINNING, containing 1.64 acres.

And being a portion of the lands conveyed to Sheila Spears and Tonya Spears from Sheila Spears, Tonya Spears, Sharon Burks and Shirley Burks Mackey, by warranty deed dated February 19, 1994, and recorded in Deed Book 59, pages 316-319, Register's Office of Clay County, Tennessee.

Also see Order of the Probate Court of Rutherford County, Tennessee, in the Estate of Sheila Spears, deceased, filed on January 31, 2025, ordering the above described property to be sold at absolute public auction.