

**Jackson-Madison County School Board Special Called Meeting**  
February 3, 2020 5:30 PM  
Board of Education

Attendance Taken at 5:30 PM.

Mr. Kevin Alexander: Present  
Mr. Wayne Arnold: Present  
Ms. Doris Black: Present  
Jim Campbell: Present  
Mrs. Janice Hampton: Present  
Mr. James Johnson: Present  
Mr. A. J. Massey: Present  
Mr. Morris Merriweather: Present  
Mrs. Shannon Stewart: Present

Janice Hampton phoned in for the Special Called meeting

**1. CALL TO ORDER**

**Discussion:** James Johnson Board Chairman, opened the February Special Called meeting with a moment of silence

**2. APPROVALS**

**A. THE APPROVAL OF THE FEBRUARY 3, 2020 SPECIAL CALLED MEETING AGENDA**

**Action(s):**

**Motion Passed:** A motion was made to approve the February Special Called meeting Agenda Passed with a motion by Mr. Wayne Arnold and a second by Mr. Kevin Alexander.

**Voting Detail:**

Mr. Kevin Alexander: Yes  
Mr. Wayne Arnold: Yes  
Ms. Doris Black: Yes  
Jim Campbell: Yes  
Mrs. Janice Hampton: Yes  
Mr. James Johnson: Yes  
Mr. A. J. Massey: Yes  
Mr. Morris Merriweather: Yes  
Mrs. Shannon Stewart: Yes

**3. ACTION ITEMS**

**A. THE BUDGET COMMITTEE RECOMMENDS BOARD APPROVAL OF THE JCM SUBLEASE AGREEMENT AND THE MADISON SUBLEASE AGREEMENT,**

CONTINGENT ON BOARD APPROVAL OF THE DEVELOPMENT AGREEMENT,  
SHOULD USE THE FACILITY WITH U OF M AT LAMBUTH.

**Discussion:** The decision from Board Chairman, James Johnson and Budget Committee Chairman, Jim Campbell agreed to combine motions and present one motion for the meeting.

**B. APPROVAL OF RESOLUTIONS AUTHORIZING THE EXECUTION OF REQUIRED CLOSING DOCUMENTS FOR THE PUBLIC-PRIVATE PARTNERSHIP**

**Discussion:** After several questions and comments during the meeting from Board Members, there was only one motion taken concerning the resolutions. Dale Thomas presented the two Resolutions for the Board to review and take action on during the Special Called meeting. The Sublease is an agreement between the School System and Healthy Community. There are thirteen parcels that divide the JCM property. The City of Jackson owns seven, Madison County owns two and the JMCSS owns four to equal thirteen parcels for the property of JCM. The property of JCM needs to be under CRA during the construction time and then will be given back to the system. Mr. Thomas mentioned that there is a difference with square footage for JCM and Madison schools but that the accommodations for each school will fit the need of the students.

Ray Washington presented a power point for the Board Members and the audience to review and have a better understanding of the property. Mr. Washington stated that after the review of the Madison building, the building would cost less to build than to renovate.

The JMCSS pays Oman \$55,000.00 yearly to use the facility and when the Madison building at the U of M Lambuth campus is completed, the system would pay the City of Jackson \$24,304.00 yearly. There will be a cost to U of M at Lambuth for use of facilities and that cost will be determined at a later date.

Doris Black asked for a reverse roll call vote for the motion.

**Action(s):**

**Motion Passed:** A motion was made to approve both resolutions Passed with a motion by Jim Campbell and a second by Mr. Wayne Arnold.

**Voting Detail:**

Mr. Kevin Alexander:	Yes
Mr. Wayne Arnold:	Yes
Ms. Doris Black:	Yes
Jim Campbell:	Yes
Mrs. Janice Hampton:	Yes
Mr. James Johnson:	Yes
Mr. A. J. Massey:	Yes

Mr. Morris  
Merriweather:      Nay  
Mrs. Shannon  
Stewart:            Yes

4. **ADJOURNMENT**

**Action(s):**

**Motion Passed:** A motion was made to adjourn the February 3, 2020 Special Called meeting at 6:18 p.m. Passed with a motion by Mrs. Shannon Stewart and a second by Mr. Wayne Arnold.

**Voting Detail:**

Mr. Kevin  
Alexander:            Yes  
Mr. Wayne Arnold:    Yes  
Ms. Doris Black:     Yes  
Jim Campbell:         Yes  
Mrs. Janice  
Hampton:             Yes  
Mr. James Johnson:   Yes  
Mr. A. J. Massey:     Yes  
Mr. Morris  
Merriweather:         Yes  
Mrs. Shannon  
Stewart:              Yes

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Chairperson

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Superintendent

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred (whichever is greater) is \$0.00 – exempt - T.C.A. §67-4-409(f).

\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**Prepared By and Return to:**  
Nicholas B. Latimer  
Spragins, Barnett & Cobb, PLC  
312 E. Lafayette Street  
Jackson, Tennessee 38302

**Property Addresses:**  
Multiple

**Tax Parcels:**  
Map 78G, Group B, Parcels 1.00 through 11.00

**Send Tax Notices To:**  
Jackson Community Redevelopment Agency  
111 East Main Street, Suite 201  
Jackson, Tennessee 38301

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **CITY OF JACKSON, TENNESSEE**, a municipal corporation, **MADISON COUNTY, TENNESSEE**, a political subdivision and body politic of the State of Tennessee, and **JACKSON-MADISON COUNTY SCHOOL SYSTEM**, a Tennessee governmental entity (collectively, “Grantors”) have this day bargained and sold, and by these presents, does hereby sell, alien, transfer, quit-claim and convey unto **JACKSON COMMUNITY REDEVELOPMENT AGENCY**, a public instrumentality created by the City of Jackson pursuant to the Community Redevelopment Act of 1998 (“Grantee”), all of their right, title and interest in and to the parcels of real estate being in Jackson, Madison County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, Grantors have caused their names to be hereunto subscribed this the \_\_\_\_ day of \_\_\_\_\_, 2019.

**CITY OF JACKSON, TENNESSEE**

By: \_\_\_\_\_  
**Scott Conger, Mayor**

**MADISON COUNTY, TENNESSEE**

By: \_\_\_\_\_  
**Jimmy Harris, Mayor**

**JACKSON-MADISON COUNTY SCHOOL SYSTEM**

By: \_\_\_\_\_  
**Ray Washington, Superintendent**

**STATE OF TENNESSEE  
COUNTY OF MADISON**

Personally appeared before me, the undersigned, a Notary Public, and for said State and County, **SCOTT CONGER**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Mayor of City of Jackson, Tennessee, and that he as such Mayor, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal, at Office, on this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**STATE OF TENNESSEE  
COUNTY OF MADISON**

Personally appeared before me, the undersigned, a Notary Public, and for said State and County, **JIMMY HARRIS**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Mayor of Madison County, Tennessee, and that he as such Mayor, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal, at Office, on this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**STATE OF TENNESSEE  
COUNTY OF MADISON**

Personally appeared before me, the undersigned, a Notary Public, and for said State and County, **RAY WASHINGTON**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Superintendent of Jackson-Madison County School System, Tennessee, and that he as such Superintendent, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal, at Office, on this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## Exhibit A

### Legal Description

**BEGINNING** at the intersection of the east margin of North Royal Street (25 feet from the centerline) and the north margin of Allen Avenue (15 feet from the centerline) and being the southwest corner of the Jackson Madison County School System tract as described in Deed Book 541 Page 496 of which is included in the property being described; Runs thence with the east margin of North Royal Street, North 04 degrees 19 minutes 43 seconds East a distance of 354.67 feet; Thence along a curve to the right having a radius of 2475.00 feet and a curve length of 283.24 feet, having a chord direction of North 07 degrees 36 minutes 25 seconds East and a chord length of 283.09 feet; Thence North 10 degrees 53 minutes 08 seconds East a distance of 350.13 feet; Thence North 20 degrees 28 minutes 49 seconds East a distance of 30.14 feet to the intersection of the south margin of Lane Avenue (20 feet from the centerline); Runs thence with the south margin of Lane Avenue, South 82 degrees 07 minutes 29 seconds East a distance of 635.23 feet; Thence along a curve to the left having a radius of 5020.00 feet, an arc length of 342.76 feet, having a chord direction of South 84 degrees 04 minutes 51 seconds East and a chord length of 342.69 feet to the west margin of the Southern Railway Company (50 feet from the centerline); Runs thence with the west margin of said railroad, South 30 degrees 00 minutes 35 seconds West a distance of 490.59 feet; Thence along a curve to the left having a radius of 3964.43 feet, and a arc distance of 570.11 feet, having a chord direction of South 27 degrees 23 minutes 10 seconds West and a chord length of 569.62 feet to the north margin of Allen Avenue; Runs thence with the north margin of Allen Avenue, North 85 degrees 34 minutes 51 seconds West a distance of 605.43 feet to the Point of Beginning containing 18.17 acres as surveyed by Surveying Services, Inc., 41 Heritage Square, Jackson, Tennessee 38305 (731-664-0807).

Being ta consolidated description of the property conveyed to the Jackson Community Redevelopment Agency by deeds of record in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, Deed Book \_\_\_\_\_, Page \_\_\_\_\_, and Deed Book \_\_\_\_\_, Page \_\_\_\_\_, each in the Register's Office of Madison County, Tennessee.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred (whichever is greater) is \$0.00 – exempt - T.C.A. §67-4-409(f).

\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**Prepared By and Return to:**  
Nicholas B. Latimer  
Spragins, Barnett & Cobb, PLC  
312 E. Lafayette Street  
Jackson, Tennessee 38302

**Property Addresses:**  
146 Lawler Ave., Jackson, TN  
136 Allen Ave., Jackson, TN

**Tax Parcels:**  
Map 78G, Group B, Parcels 34.00 & 37.00

**Send Tax Notices To:**  
Jackson Community Redevelopment Agency  
111 East Main Street, Suite 201  
Jackson, Tennessee 38301

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **MADISON COUNTY, TENNESSEE**, a political subdivision and body politic of the State of Tennessee (“Grantor”) has this day bargained and sold, and by these presents, does hereby sell, alien, transfer, quit-claim and convey unto **JACKSON COMMUNITY REDEVELOPMENT AGENCY**, a public instrumentality created by the City of Jackson pursuant to the Community Redevelopment Act of 1998 (“Grantee”), all of its right, title and interest in and to the parcels of real estate being in Jackson, Madison County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, Grantor has caused its name to be hereunto subscribed this the \_\_\_\_ day of \_\_\_\_\_, 2019.

**MADISON COUNTY, TENNESSEE**

By: \_\_\_\_\_  
**Jimmy Harris, Mayor**

**STATE OF TENNESSEE  
COUNTY OF MADISON**

Personally appeared before me, the undersigned, a Notary Public, and for said State and County, **JIMMY HARRIS**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Mayor of Madison County, Tennessee, and that he as such Mayor, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal, at Office, on this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## **Exhibit A**

*Property descriptions taken from prior deeds of record.*

### **Parcel 1**

Map 78G, Group B, Parcel 34.00

Property Address: 146 Lawler Avenue, Jackson, Tennessee

BEING that property which bears the street address of 146 Lawler Street, and being that lot with approximate boundaries of 53 x 71, and which is more particularly described as Map 78G-B-34, as set forth on the maps of the Tax Assessor's Office of Madison County, Tennessee.

BEING that same property conveyed to Madison County, Tennessee, by Clerk & Master's Deed of record in Deed Book 467, Page 564, in the Register's Office of Madison County, Tennessee. See also deed of record in Deed Book 160, Page 85, in the Register's Office.

### **Parcel 2**

Map 78G, Group B, Parcel 37.00

Property Address: 136 Allen Avenue, Jackson, Tennessee

BEING that property which bears the street address of 136 Lawler Street, and being that lot with approximate boundaries of 40 x 140, and which is more particularly described as Map 78G-B-37, as set forth on the maps of the Tax Assessor's Office of Madison County, Tennessee.

Being the same property conveyed to Madison County, Tennessee, by Clerk & Master's Deed of record in Deed Book 467, Page 584, in the Register's Office of Madison County, Tennessee. See also deed of record in Deed Book 156, Page 27, in the Register's Office.

**RESOLUTION**

**A RESOLUTION OF THE JACKSON-MADISON COUNTY BOARD OF EDUCATION  
AUTHORIZING THE TRANSFER OF JCM PROPERTY**

WHEREAS, the City of Jackson, Tennessee (“City”) and Madison County, Tennessee (“County”) are political subdivisions of the State of Tennessee;

WHEREAS, prior to 1989, the City and the County maintained and operated separate school systems; and

WHEREAS, the City and the County subsequently instituted the process to consolidate schools that, upon approval by the voters, led to the creation of the consolidated and unified school system known as the Jackson-Madison County School System (the “School System”); and WHEREAS, the Jackson Community Redevelopment Agency (“CRA”), Madison County, Tennessee (“County”), City of Jackson, Tennessee (“City”), Healthy Community, LLC (“Developer”), Healthy Community Education Partners, LLC (“Project Owner”), and Jackson-Madison County School System (“District”) have previously entered into a Pre-Development Agreement for the purpose of developing and implementing plans for the design, financing, construction and operation of two (2) new public educational institutions and related facilities in Jackson, Madison County, Tennessee, including a redeveloped middle/high school consisting of new and renovated construction (the “JCM Project”) and a new magnet high school consisting of new construction (the “Madison Academic Project” and, together with JCM Project, collectively the “Project”);and

WHEREAS, the terms and conditions of the Consolidation and Unification Plan (the “Plan”) as adopted by the voters of the City and the County designated the School System as the legal custodian of all school property belonging to the City, including certain real estate and improvements thereon shown at Madison County Tax Assessor Map 78G, Group B, Parcels 1.00, 2.00, 3.00, 4.00, 5.00, 10.00 and 11.00 (the “County Property”) which are all part of the Jackson-Central Merry School property; and

WHEREAS, the terms and conditions of the Consolidation and Unification Plan (the “Plan”) as adopted by the voters of the City and the County designated the School System as the legal custodian of all school property belonging to the County, including certain real estate and improvements thereon shown at Madison County Tax Assessor Map 78G, Group B, Parcels 34.00 and 37.00 (the “County Property”) which are part of the Jackson-Central Merry School property; and

WHEREAS, pursuant to Section 21 of the Plan, the School System became the legal custodian of the City Property and County Property while the legal title of the City Property remained with the City and the legal title of the County Property remained with the County, and the property was used by the School System for educational purposes pursuant to the Plan; and

WHEREAS, in addition legal custodial rights to the City Property and County Property, the School System has sole legal title to certain real estate and improvements thereon shown at Madison County Tax Assessor Map 78G, Group B, Parcels 6.00, 7.00, 8.00 and 9.00 (the “School System Property”) which are part of the Jackson-Central Merry School property; and

WHEREAS, Property is defined as the City Property, County Property, and School System Property; and

WHEREAS, the Jackson Community Redevelopment Agency (“CRA”) is a public entity created by the City of Jackson pursuant to the Community Redevelopment Act of 1998 and has as its purpose to identify and address issues of slum and blight through executing contracts, acquiring and disposing of real property, establishing tax incremental financing districts, and other programs and financial instruments to help stabilize, revitalize, and redevelop certain areas of Jackson, Madison County, Tennessee; and

WHEREAS, the CRA, to effectuate such purpose, has created Healthy Community Education Partners, LLC (“HCEP”), a Tennessee limited liability company and a subsidiary of the CRA (the “Sub-Lessor”);

WHEREAS, the CRA, HCEP, County, City, and School System desire to redevelop the Property for the purpose of constructing through a combination of new and renovated

construction a middle/high school on the Property and the parties have entered into a Pre-Development Agreement approved by the Board of Education on May 30, 2019 for this purpose; and

WHEREAS, in furtherance of the re-development of the Property, the CRA will acquire legal title to the Property and will lease the Property to HCEP which will sublease the Property to the School System and County per the terms of a Sublease Agreement;

WHEREAS, the Board of Education has determined that the transfer of its legal interests in the Property to CRA in furtherance of the re-development of the Property for the purposes stated herein is in the best interest of the School System and the community.

NOW THEREFORE, BE IT RESOLVED BY THE JACKSON-MADISON COUNTY BOARD OF EDUCATION AS FOLLOWS:

**Section I.** That the School System relinquishes legal custody of those parcels of the City Property and County Property and agrees to transfer to the CRA by quitclaim deed any interest that it may have to the City Property and County Property.

**Section II.** That the School System relinquishes legal title of those parcels of the School System Property and agrees to transfer to the CRA by quitclaim deed any interest that it may have to the School System Property.

**Section III.** That the Board of Education authorizes Superintendent Ray Washington or Chairman James “Pete” Johnson to execute any and all documents including one or more Quitclaim Deeds to transfer the School System’s interests in the Property and deliver such Quitclaim Deeds at the closing of one or more loans by lenders to provide funds for the construction of the Projects (“Financial Closing”) contingent upon the Board’s subsequent approval of the Development Agreement and the Facility Use Agreement with University of Memphis.

**Section IV.** That this resolution shall take effect from and after its adoption, the public welfare and interest requiring it.

**ADOPTED** this the 3rd day of February, 2020.

JACKSON-MADISON COUNTY BOARD OF EDUCATION

By: \_\_\_\_\_  
James "Pete" Johnson, Chairman

**ATTEST:**

\_\_\_\_\_, Board Secretary

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred (whichever is greater) is \$0.00 – exempt - T.C.A. §67-4-409(f).

\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**Prepared By and Return to:**  
Nicholas B. Latimer  
Spragins, Barnett & Cobb, PLC  
312 E. Lafayette Street  
Jackson, Tennessee 38302

**Property Addresses:**  
Multiple

**Tax Parcels:**  
Map 78G, Group B, Parcels 1.00, 2.00, 3.00, 4.00, 5.00, 10.00, 11.00

**Send Tax Notices To:**  
Jackson Community Redevelopment Agency  
111 East Main Street, Suite 201  
Jackson, Tennessee 38301

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **CITY OF JACKSON, TENNESSEE**, a municipal corporation (“Grantor”) has this day bargained and sold, and by these presents, does hereby sell, alien, transfer, quit-claim and convey unto **JACKSON COMMUNITY REDEVELOPMENT AGENCY**, a public instrumentality created by the City of Jackson pursuant to the Community Redevelopment Act of 1998 (“Grantee”), all of its right, title and interest in and to the parcels of real estate being in Jackson, Madison County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, Grantor has caused its name to be hereunto subscribed this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**CITY OF JACKSON, TENNESSEE**

By: \_\_\_\_\_  
**Scott Conger, Mayor**

**STATE OF TENNESSEE  
COUNTY OF MADISON**

Personally appeared before me, the undersigned, a Notary Public, and for said State and County, **SCOTT CONGER**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Mayor of City of Jackson, Tennessee, and that he as such Mayor, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal, at Office, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## Exhibit A

*Property descriptions taken from prior deeds of record.*

### Parcel 1

Map 78G, Group B, Parcel 1.00

Property Address: 332 Lane Avenue, Jackson, Tennessee

#### Tract 1 of Parcel 1

BEGINNING at a stake 195 feet east of the east margin of Royal Street in the north margin of Lawler Avenue, runs thence East 50 feet to a stake; thence North 110 feet to a stake; thence West 50 feet to the east margin of a twelve-foot alley; thence South with said alley 110 feet to the point of beginning, known as 117 Lawler Street.

Being the same property conveyed to The City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 254, Page 370, in the Register's Office of Madison County, Tennessee

#### Tract 2 of Parcel 1

BEGINNING at a point in the north margin of Lawler Avenue 245 feet east of the east margin of North Royal Street, and runs thence North with the east line of the lot formerly owned by Mrs. Emma Britt 110 feet to the northeast corner of the said Britt lot; thence West with the north line of the Britt lot 58 feet to an alley; thence North with the east line of said alley 121 feet to the Coleman Company property now owned by Fred T. and Harry Smith; thence East with the south line of said Smith tract 188 feet to a stake; thence South with the west line of property owned by Fred T. and Harry Smith 231 feet to the north margin of Lawler Avenue and thence West with the north margin of Lawler Avenue 130 feet more or less to the southeast corner of the said Britt lot and to the point of beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 173, Page 391, in the Register's Office of Madison County, Tennessee

#### Tract 3 of Parcel 1

BEGINNING at a stake in the southeast corner of the intersection of Lane Avenue and North Royal Street and runs thence in an easterly direction with the south margin of Lane Avenue 500 feet more or less to a stake at the northeast corner of the tract of land described as the Second Tract in the deed to us from Floy P. Curtiss et al, recorded in the Register's Office of Madison County in Deed Book 159, page 343, hereinafter referred to; thence southeasterly with the east margin of said Second Tract 135 feet to a stake, thence east along the north margin of the Fourth Tract described in said deed to us from Floy P. Curtis et al 287 feet more or less to the northeast corner of said tract, thence southwesterly with the east line of said Fourth Tract 100 feet to a corner thereof, thence east along the north line of said Fourth Tract 100 feet more or less to the right-of-way of the G. M. & O.R.11 Co.; thence in a southwesterly direction with said right-of-way 467 feet more or less to the north margin of Lawler Street, thence west with the north margin of Lawler Street 340 feet more or less to the southeast corner of a tract of land of William H. Coleman Company, which is being conveyed by said Company to the grantee, the City of Jackson, thence north with the east line of said Coleman Company lot 231 feet to the northeast corner of said Coleman Company lot, thence west with the north line of said Coleman Company lot and the south line of the said Second Tract of land conveyed to us by Floy P. Curtiss et al, as aforesaid, 225 feet more or less to a stake in the north margin of an alley and at the southeast corner of a tract of land conveyed away from the larger tract as shown in Deed Book 79, page 267, thence north with the east line of said tract which was conveyed to others 80 feet to a stake, thence west with the north line of said tract conveyed in Deed Book 79, page 267, 150 feet to the east margin of North Royal Street, thence in a northerly direction with the east margin of North Royal Street 400 feet more or less to the point of beginning, containing approximately 11 acres, more or less, and comprising three tracts of land.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 173, Page 389, in the Register's Office of Madison County, Tennessee

#### Tract 4 of Parcel 1

Beginning at Mrs. Huddleston's northeast corner on Lane Avenue which is to be extended west from the M&O Railroad and runs thence east 75 feet to a stake; thence south about 135 feet to my south boundary line; thence west 75 feet to Mrs. Huddleston's line; thence in a northwesterly direction with line about 140 feet to beginning.

#### Tract 5 of Parcel 1

Beginning at a stake in the south margin of Lane Avenue Extended to Ely Macklin's northeast corner, runs thence east fifty (50) feet to the northwest corner of the Bonds (formerly H. L. White) lot; thence south one

hundred forty (140) feet to said Bonds' south boundary line; thence west fifty (50) feet to said Macklin's southeast corner, thence north with said Macklin's east boundary line one hundred forty (140) feet to the beginning; being the same real estate a one-third un-divided interest in which was conveyed to the grantors herein; as appears of record in Deed Book 134, at page 404 in the Register's Office of Madison County, Tennessee.

Being the same property conveyed to the City of Jackson by Order of Condemnation in the matter of *The City of Jackson vs. Clarence Floyd and wife, Velma Floyd, Verlon Jamison and wife, Hannah Mae Jamison, Minnie Hill and husband, Walter Hill and Lorice Collier*, Rule Docket No. 1602 (JD 153), in the Circuit Court of Madison County, Tennessee, and of record in Circuit Court Minute Book 12, Page 573, in the Circuit Court Clerk's Office of Madison County, Tennessee.

#### Tract 6 of Parcel 1

Begins at Bullock's northwest corner on the east side of Lane Avenue extended, and runs thence west 51 feet more or less to Earl Anderson's northeast corner, thence south with Anderson's east line about 135 feet more or less to Bullock's southwest corner, thence north with his west line 135 feet more or less to the beginning.

Being the same property conveyed to the City of Jackson by Order of Condemnation in the matter of *The City of Jackson vs. George Barnes and wife, Gussie Barnes*, Rule Docket No. 1605, in the Circuit Court of Madison County, Tennessee, and of record in Circuit Court Minute Book 12, Page 522, in the Circuit Court Clerk's Office of Madison County, Tennessee.

#### Tract 7 of Parcel 1

BEGINNING on a stake in the south margin of Lane Avenue, Cathey's northeast corner, runs thence south with said Cathey's east line 134 feet to a stake in W. H. Coleman Company's north line; thence east with said W. H. Coleman Company's north line 60 feet to a stake; thence northerly 134 feet to the south margin of Lane Avenue; thence west with the south margin of Lane Avenue 50 feet to the point of beginning, being the same real estate conveyed by Simpson Russell and wife to D. M. Pulliam and wife, Victoria S. Pulliam, by deed recorded in Deed Book No. 128 at page 141, in said Register's Office. David M. Pulliam, Jr., and D. M. Pulliam are one and the same person.

Being the same property conveyed to the City of Jackson by Order of Condemnation in the matter of *The City of Jackson vs. Victoria S. Pulliam, a widow, First Federal Savings and Loan Association and Second National Bank*, Rule Docket No. 1604 (JD 154), in the Circuit Court of Madison County, Tennessee, and of record in Circuit Court Minute Book 12, Page 585, in the Circuit Court Clerk's Office of Madison County, Tennessee.

#### Tract 8 of Parcel 1

LOT 1: Beginning on a stake in the south margin of Lane Avenue, at the northwest corner of a lot belonging to Henry Bullock, and runs thence south with the west line of this lot, one hundred and fifty feet to a stake; thence west twenty-five feet to the southeast corner of a lot belonging to George Bullock; thence north with the east line of this lot, one hundred and fifty feet to Lane Avenue; thence east with Lane Avenue twenty-five feet to the beginning, being a portion of a lot of land conveyed to H. Bullock by H. L. White and wife, by deed duly recorded in the Register's Office of Madison County, Tennessee, in Deed Book 82, Page 447, and by H. Bullock, deceased, devised to the said Gertrude Lary, under his Will duly probated and of record in the County Court of Madison County, Tennessee, in Will Book "C" on Page 76. See also Deed Book 95, Page 576, in the Register's Office of Madison County, Tennessee.

LOT 2: Beginning on a stake in the south margin of Lane Avenue, at the northwest corner of a lot of land belonging to Gertrude Lary, runs thence south with the west line of this lot one hundred and fifty feet to a stake; thence west twenty-five feet to the southeast corner of a lot now owned by T. I. Taylor; thence north with his east line one hundred and fifty feet to the south margin of Lane Avenue; thence east with Lane Avenue, twenty-five feet to the beginning, being the first lot described in the deed of Narcissus J. Bullock and others to George Bullock, duly appearing of record in the Register's Office of Madison County, Tennessee and by deed from George Bullock to Gertrude Lary by deed appearing of record in Deed Book 96, Page 495, in the Register's Office of Madison County, Tennessee.

Being the same property conveyed to the City of Jackson by Order of Condemnation in the matter of *The City of Jackson vs. Gertrude Lary*, Rule Docket No. 1606, in the Circuit Court of Madison County, Tennessee, and of record in Circuit Court Minute Book 12, Page 522, in the Circuit Court Clerk's Office of Madison County, Tennessee.

#### Tract 9 of Parcel 1

Beginning at a point in the south margin of Lane Avenue 20 feet west of the northwest corner of a two story brick story building owned by Maney, runs thence west with the south margin of Lane Avenue 100 feet to a

stake; thence south 130 feet to a stake; thence east 100 feet to a stake; thence north 130 feet to the point of beginning, being known as 306 and 362 Lane Avenue. See Deed Book 95, Page 519, and Deed Book 147, Page 3, in the Register's Office of Madison County, Tennessee. See also Deed Book 82, Page 32, in said Register's Office of Madison County, Tennessee

Being the same property conveyed to the City of Jackson by Order of Condemnation in the matter of *The City of Jackson vs. Dr. Henry Bullock and First Federal Savings and Loan Association*, Rule Docket No. 1616, in the Circuit Court of Madison County, Tennessee, and of record in Circuit Court Minute Book 12, Page 525, in the Circuit Court Clerk's Office of Madison County, Tennessee.

#### Tract 10 of Parcel 1

Beginning at a stake in the south margin of Lane Avenue, where said Avenue intersects with the west margin of the G. M. & O. R. R. Right of Way, and runs thence in a southwesterly direction with the G. M. & O. R. R. Right of Way 73.5 feet to a stake; thence west 80 feet to a stake; thence northeasterly 62 feet to the south margin of Lane Avenue; thence east with the south margin of Lane Avenue 105 feet to the point of beginning, being Lots 1 and 2 of the Subdivision of the Smith Lot-Addition to the City of Jackson, Madison County, Tennessee, a plat of which is recorded in Plat Book 1 at page 163. Being the same real estate conveyed to Hasteen Ewells now Henning by a Warranty Deed appearing of record in the Register's Office of Madison County, Tennessee, in Deed Book 159, page 595.

Being the same property conveyed to the City of Jackson by Order of Condemnation in the matter of *The City of Jackson vs. A. Z. Maney and wife, Alline Maney, and L. W. Birmingham*, Rule Docket No. 1607 in the Circuit Court of Madison County, Tennessee, and of record in Circuit Court Minute Book 12, Page 523, in the Circuit Court Clerk's Office of Madison County, Tennessee.

#### Tract 11 of Parcel 1

First Tract: Beginning at a stake in the west margin of the Gulf Mobile & Ohio Right of Way, at the northeast corner of Lot #4, of the Smith Subdivision which appears of record in Plat Book 1 at page 163, in the Register's Office of Madison County, Tennessee, runs thence northeast 29 feet to a stake in the west margin of said right of way, thence northwesterly 80 feet to the southwest corner of Lot #2 of said Subdivision, thence south 25 feet to a stake, thence easterly 70 feet to a stake, the point of beginning and being Lot #3 of the Smith Subdivision as appears of record aforesaid.

Second Tract: Beginning at a point the southeast corner of the above lot and runs thence westerly 70 feet the same being the south line of said above lot Tract # 1, thence south 8 feet to a stake thence east about 80 feet to a stake the west margin of the Gulf Mobile & Ohio R. R. Right of Way, thence north 8 feet to the beginning. See Deed Book 140, Page 514, in the Register's Office of Madison County, Tennessee

Being the same property conveyed to the City of Jackson by Order of Condemnation in the matter of *The City of Jackson vs. F. D. Johnson and wife, Lola Johnson, Wade Bush and W. S. Record*, Rule Docket No. 1603, in the Circuit Court of Madison County, Tennessee, and of record in Circuit Court Minute Book 12, Page 539, in the Circuit Court Clerk's Office of Madison County, Tennessee.

#### Tract 12 of Parcel 1

BEGINNING on a stake in the west margin of the right of way of the G.M. & O. Railroad, said point being the southeast corner of Lot #5 of the subdivision of the Smith lot, a plat of which appears of record in the Register's Office of Madison County, Tennessee, in Plat Book 1, at Page 163 and runs thence in a northeasterly direction with the west margin of said Railroad right of way 50 feet to the southeast corner of Lot #3 of said subdivision; thence in a westerly direction 75 feet to a stake, the southwest corner of the aforesaid Lot #3; thence in a southerly direction 50 feet to a stake in the southwest corner of the aforesaid Lot #5; thence in an easterly direction 50 feet to the point of beginning, being Lot #4 of said Smith Subdivision.

#### Tract 13 of Parcel 1

Beginning at the southeast corner of the H. L White lot, formerly owned by H. Bullock, and runs thence south, parallel with the right of way of the Mobile and Ohio Railroad 50 feet to a stake; thence west 100 feet; thence north 50 feet; thence east 100 feet to the point of beginning, and being the same real estate conveyed to Pattye Ballard and Ann Jeanette Ballard, by deed of Eliza Comer of record in Deed Book 156 at page 463 in the Register's Office of Madison County, Tennessee.

Being the same property conveyed to the City of Jackson by Order of Condemnation in the matter of *The City of Jackson vs. Rubin Martin and wife, Mandy Martin, Ann Janette Ballard, a minor, Lionel Ballard and Pattye Ballard*, Rule Docket No. 1608, in the Circuit Court of Madison County, Tennessee, and of record in Circuit Court Minute Book 12, Page 524, in the Circuit Court Clerk's Office of Madison County, Tennessee

#### Tract 14 of Parcel 1

Beginning at the southeast corner of a lot of land formerly belonging to R. T. Brown, runs thence south 50 feet parallel with the west margin of the Mobile and Ohio Railroad right of way to a stake; thence west 100 feet to a stake; thence north 50 feet to a stake; thence east 100 feet to the beginning, being the same parcel of real estate conveyed to Arthur Como and wife, Eliza Como, by deed of Narcissa J. Bullock, et al as appears of record in Deed Book 91 page 29 in the Register's Office of Madison County, Tennessee. Arthur Como is deceased and Eliza Como is his widow.

Being the same property conveyed to the City of Jackson by Order of Condemnation in the matter of *The City of Jackson vs. Lionel Ballard and wife, Pattye Ballard, and Eliza Como*, Rule Docket No. 1621, in the Circuit Court of Madison County, Tennessee, and of record in Circuit Court Minute Book 12, Page 526, in the Circuit Court Clerk's Office of Madison County, Tennessee.

#### **Parcel 2**

Map 78G, Group B, Parcel 2.00

Property Address: 748 N. Royal Street, Jackson, Tennessee

BEGINNING in the east margin of North Royal Street and Grand Avenue (an alley), formerly northwest corner of Walsh Estate; runs thence East 150 feet to a stake; thence North 80 feet to a stake; thence West 150 feet to the east margin of North Royal St.; thence South with the east margin of said street 80 feet to the point of beginning.

Being a portion of the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 261, Page 148, in the Register's Office of Madison County, Tennessee

#### **Parcel 3**

Map 78G, Group B, Parcel 10.00

Property Address: 317 Allen Avenue, Jackson, Tennessee

#### Tract 1 of Parcel 3

BEGINNING at a stake in the east margin of Allen Alley, runs thence East 51 feet to a stake in the Olive Clark and Novella Wilson property; thence South 71 feet to the north margin of Allen Avenue; thence West with said margin of Allen Avenue 50 feet to a stake; thence North with the east margin of Allen Alley, 70 feet to a stake, being the point of beginning. Said property as 317 Allen Avenue.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 617, in the Register's Office of Madison County, Tennessee

#### Tract 2 of Parcel 3

BEGINNING at a stake in the north margin of Allen Avenue, thence runs North 71 feet to a stake; thence East 60 feet to a stake in the west margin of Arnold Alley; thence runs in a southwesterly direction with the west margin of Arnold Alley 69 feet to a stake in the north margin of Allen Avenue; thence West with said north margin of Allen Avenue 43 feet to a stake and being the point of beginning. On this property there is located a 4-room house known as 319 Allen Avenue.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 615, in the Register's Office of Madison County, Tennessee

#### Tract 3 of Parcel 3

BEGINNING at a stake in the east margin of Allen Alley, being 77 feet from the south margin of Lawler Street, thence runs South with Allen Alley 40 feet to a stake; thence runs East 68 feet to a stake; thence North 40 feet to a stake; thence West 68 feet to the east margin of Allen Alley, being the point of beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 265, in the Register's Office of Madison County, Tennessee

#### Tract 4 of Parcel 3

BEGINNING at a stake in the west side of Arnold Alley being 69 feet from the north margin of Arnold Avenue; thence runs West 51 feet to a stake; thence runs North 35 feet to a stake; thence East 59 feet to a stake in the west margin of Arnold Alley; thence in a southwesterly direction with said west side of Arnold Alley 35 feet to a stake, being the point of beginning, and being known as 301 Arnold Alley.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 263, in the Register's Office of Madison County, Tennessee

Tract 5 of Parcel 3

BEGINNING at a stake in the west side of Arnold Alley; this point being 73 feet from the southwest corner of Lawler Street; thence runs in a southwesterly direction with the west margin of Arnold Alley 52 feet more or less to a stake; thence West 67 feet more or less to a stake; thence North 50 feet more or less to a stake; thence East 79 feet to a stake in the west margin of Arnold Alley; this being the point of beginning. On this property is located a 4-room frame dwelling known as 307 Arnold Street.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 261, in the Register's Office of Madison County, Tennessee

Tract 6 of Parcel 3

BEGINNING at a stake in the east margin of Allen Alley, being 70 feet from the north margin of Allen Avenue; runs thence North with said Allen Alley 39 feet to a stake; thence East 51 feet to a stake; thence South 39 feet to a stake; thence West 51 feet to a stake in the east margin of Allen Alley; this being the point of beginning. On this property is located a 4-room house.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 212, in the Register's Office of Madison County, Tennessee

Tract 7 of Parcel 3

BEGINNING at a point in the east margin of Allen Alley, said point being 109 feet north of the north margin of Allen Avenue; runs thence east 66 feet to a stake; thence north 37 feet to a stake; thence west 66 feet to a stake in the east margin of Allen Alley; thence south with the east margin of Allen Alley 36 feet to the point of beginning. On this property is located a house known as 315 Allen Alley.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 116, in the Register's Office of Madison County, Tennessee

Tract 8 of Parcel 3

BEGINNING at a stake in the east margin of Allen Alley, this being 117 feet from the south margin of Lawler Street; runs thence east 68 feet to a stake; thence south 34 feet to a stake; thence west 66 feet to the east margin of Allen Alley; thence north with the said east margin of Allen Alley 35 feet to the point of beginning. On this property is located a 3-room frame dwelling known as 313 Allen Alley.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 73, in the Register's Office of Madison County, Tennessee

Tract 9 of Parcel 3

BEGINNING at a stake in the south margin of Lawler Street, being 82 feet from the corner of the east margin of Allen Alley and the south margin of Lawler Street; thence runs east with the south margin of Lawler Street 23 feet to a stake; thence south 77 feet to a stake; thence west 23 feet to a stake; thence north 77 feet to a stake in the south margin of Lawler Street; this being the point of beginning. On this property is located a house known as 122 Lawler Street.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 27, in the Register's Office of Madison County, Tennessee

Tract 10 of Parcel 3

BEGINNING at a stake in the south margin of Lawler Street, being 49 feet from the east margin of Allen Alley; runs thence due east with the south margin of Lawler Street 33 feet to a stake; thence south 77 feet to a stake; thence west 33 feet to a stake; thence north 77 feet to a stake in the southern margin of Lawler Street and being the point of beginning. On this property is located a four-room house known as 120 Lawler Street.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 01, in the Register's Office of Madison County, Tennessee

Tract 11 of Parcel 3

BEGINNING at a point where the east margin of Allen Alley and the south margin of Lawler Street intersect, and runs thence east 49 feet with the south margin of Lawler Street to a stake; thence south 74 feet to a stake; thence west 48 feet to a stake in the east margin of Allen Alley; thence north with the east margin of Allen Alley 74 feet to the point of beginning. On this property is located a house known as 116 Lawler Street.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 254, Page 541, in the Register's Office of Madison County, Tennessee

Tract 12 of Parcel 3

BEGINNING at a stake in the west margin of Arnold Alley, being 138 feet from the north side of Allen Avenue, in the corner of Allen Avenue and Arnold Alley; thence runs in a northeasterly direction 35 feet with the west margin of Arnold Alley to a stake; thence west 67 feet to a stake; thence south 35 feet to a stake; thence east 60 feet to the west margin of Arnold Alley, this being the point of beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 254, Page 397, in the Register's Office of Madison County, Tennessee

Tract 13 of Parcel 3

BEGINNING at a stake in the west margin of Arnold Alley, this point of beginning being 104 feet from the north margin of Allen Avenue; thence runs in a northeasterly direction 34 feet to a stake; thence west 60 feet to a stake; thence south 32 feet to a stake; thence east 60 feet to a stake in the west margin of Arnold Alley, this being the point of beginning. On this property is located a 4-room house known as 303 Arnold Alley.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 254, Page 395, in the Register's Office of Madison County, Tennessee

Tract 14 of Parcel 3

BEGINNING at a stake in the south margin of Lawler Street, this being the corner of Lawler Street and Arnold Alley, thence runs south with the west margin of Arnold's Alley, 73 feet to a stake in the west margin of Arnold's Alley, thence runs west 17 feet to a stake, thence north to a stake in the south margin of Lawler Street, thence east with said south margin of Lawler Street, 33 feet to a stake, this being the point of beginning. There is a frame dwelling on the above description known as 126 Lawler Street.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 254, Page 301, in the Register's Office of Madison County, Tennessee

Tract 15 of Parcel 3

BEGINNING at a point in the south margin of Lawler Street, said point being 105 feet east of the intersection of Allen Alley and Lawler Street, and runs thence south 77 feet to a stake; thence east 23 feet to a stake; thence north 77 feet to a stake in the south margin of Lawler Street; thence with the south margin of Lawler Street west 23 feet to the point of beginning. On this property is located a house known as 124 Lawler Street.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 254, Page 224, in the Register's Office of Madison County, Tennessee

**Parcel 4**

Map 78G, Group B, Parcel 11.00

Property Address: 321 Allen Avenue, Jackson, Tennessee

Tract 1 of Parcel 4

BEGINNING at a stake in the south margin of Lawler Avenue, said stake being about 230 feet, 7 inches west of the intersection of Lawler Avenue and Railroad Avenue, runs thence south about 71 feet to a stake in the north line of a lot formerly owned by Mrs. Mary E. Bailey. This west line of herein conveyed lot actually runs exactly one half way of the distance, which is 11 feet, 10 inches, between these two adjoining houses, numbers 140 and 138 Lawler Avenue, as they now exist; thence east with Mrs. Bailey's north line about 51 feet to the southwest corner of a lot now owned by Emma Campbell; thence north with said Campbell's west line about 71 feet to said Campbell's northwest corner on Lawler Avenue; thence west with the south margin of Lawler Avenue about 51 feet to the point of beginning. There is a frame house on this lot known as 140 Lawler Street.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 256, Page 131, in the Register's Office of Madison County, Tennessee

Tract 2 of Parcel 4

BEGINNING in the north margin of Allen about 430 feet east of the intersection of North Royal and Allen, the point being actually one half way between two houses Nos. 325 and 327 Allen; runs thence east 42 feet to the southwest corner of Person lot; runs thence north 135 feet 6 inches to a stake; thence west 42 feet to a stake; runs thence south 135 feet 6 inches to the beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 256, Page 78, in the Register's Office of Madison County, Tennessee

Tract 3 of Parcel 4

BEGINNING at a point in the south margin of Lawler Street, about 230 feet 8 inches west of the intersection of Lawler Avenue and Railroad Avenue, runs thence south 71 feet to a stake in the north margin of a lot formerly owned by Mrs. Mary Bailey. This east line of the herein conveyed lot actually runs exactly half way of the distance, which is 11 feet 10 inches, between these two adjoining houses, Nos. 138 and 140 Lawler Avenue, as they now exist. Thence runs west with Mrs. Bailey's north line about 2 feet to Mrs. Bailey's northwest corner; thence runs south 65 feet to a stake; thence runs north about 140 feet to a stake in the south margin of Lawler Ave. This west line of the herein conveyed lot actually runs exactly half way of the distance, which is about 5 feet 8 inches between two adjoining houses, Nos. 136 and 138 Lawler Avenue, as they now exist. Thence runs east with the south margin of Lawler Avenue about 22 feet 8 inches to the beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 256, Page 76, in the Register's Office of Madison County, Tennessee

Tract 4 of Parcel 4

BEGINNING in the north margin of Allen Avenue, at the southwest corner of a lot conveyed by J. I. Medlin to E. C. Bailey, the same being at a point eighty (80) feet west of the right of way of the Mobile & Ohio Railroad, runs thence west with the north margin of Allen Avenue fifty-three (53) feet; thence runs north one hundred thirty-five and one-half (135-1/2) feet; thence runs east fifty-three (53) feet to the northwest corner of said lot sold by Medlin to Bailey above referred to, the said corner being a point one hundred twenty-five (125) feet west of the right of way of the Mobile and Ohio Railroad; thence south with the west boundary line of said Bailey lot one hundred thirty five and one-half (135-1/2) feet to the beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 256, Page 05, in the Register's Office of Madison County, Tennessee

Tract 5 of Parcel 4

BEGINNING at the Southwest corner of Lawler Avenue and Railroad Street in the Third Ward of the City of Jackson, Madison County, Tennessee; runs thence West about one hundred and twenty-five feet and three inches (125 feet and 3 inches) to a stake in the East line of Mrs. Ida Eppinger; runs thence South with the East line of Mrs. Ida Eppinger about seventy-one (71) feet to a stake in the North line of the property of Mrs. Mary E. Bailey; runs thence East with the North line of the said Mrs. Mary E. Bailey about ninety-eight (98) feet to a stake in the West margin of Railroad Street; thence North with the West margin of Railroad Street about seventy-one (71) feet to the point of beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 619, in the Register's Office of Madison County, Tennessee

Tract 6 of Parcel 4

BEGINNING at a point in the north margin of Allen Avenue about 307 feet east of the intersection of North Royal and Allen Avenue; thence runs east with the north margin of Allen Avenue 36 feet to a stake; thence runs north 135.6 feet to a stake; thence west 36 feet to a stake; thence south 135.6 feet to the point of beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 578, in the Register's Office of Madison County, Tennessee

Tract 7 of Parcel 4

BEGINNING on the southeast corner of Mrs. Mary Bailey's home place in the west margin of Railroad Street, thence runs South with Railroad Street 43-1/2 feet; thence runs West about 100 feet to Mrs. Ward's east line; thence runs North with Mrs. Ward's east line 42-1/2 feet to the south line of Mrs. Bailey's home place; thence runs East to Mrs. Bailey's line 118 feet to the point of beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 255, Page 543, in the Register's Office of Madison County, Tennessee

Tract 8 of Parcel 4

BEGINNING in the west margin of Railroad Street at Latham's northwest corner; runs thence west 116 feet to a stake; runs thence north 25 feet to a stake; runs thence west 55 feet to a stake, same being at Mrs. Ida Eppinger's southeast corner; thence north with Mrs. Ida Eppinger's east line 67 feet to a stake, thence east 204 feet to Railroad Street; thence south with the west margin of Railroad Street 102 feet to the beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 254, Page 439, in the Register's Office of Madison County, Tennessee

Tract 9 of Parcel 4

BEGINNING in the north margin of Allen Avenue about 388 feet 10 inches east of the intersection of North Royal Street and Allen Avenue, which point is actually one-half way between two houses as they now exist, Numbers 323 and 325 Allen Avenue, runs thence East with the north margin of Allen Avenue about 40 feet 10 inches to the southwest corner of a lot formerly owned by Sam Barnett; runs thence North with Barnett's west line about 135 feet 6 inches to a stake; runs thence West about 40 feet 10 inches to a stake; runs thence South about 135 feet 6 inches to the beginning. There is a house on this lot, Number 325 Allen Avenue.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 254, Page 133, in the Register's Office of Madison County, Tennessee

Tract 10 of Parcel 4

BEGINNING in the north margin of Allen Avenue, 353 feet east of the intersection of Allen and Royal Streets, runs thence East with the North margin of Allen Avenue, 35' 10" to a stake; runs thence North 135' 6" to a stake; runs thence West 35' 10" to a stake; thence South 135' 6" to the

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 254, Page 80, in the Register's Office of Madison County, Tennessee

Tract 11 of Parcel 4

FIRST LOT: BEGINNING on a stake in the north margin of Allen Avenue and in the west margin of Railroad Avenue and runs thence north with the west margin of Railroad Avenue 25 feet to a stake; thence west 89 feet to a stake; thence in a southerly direction 25 feet more or less to the north margin of Allen Avenue; thence east with the north margin of Allen Avenue 80 feet to the point of beginning.

SECOND LOT: BEGINNING on a stake in the west margin of Railroad Avenue at a point 25 feet north of the north margin of Allen Avenue and runs thence north with the west margin of Railroad Avenue 43-1/2 feet to a stake; thence west 100 feet to a stake; thence in a southerly direction 43-1/2 feet more or less to a stake; thence east 89 feet to the west margin of Railroad Avenue, the point of beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 254, Page 08, in the Register's Office of Madison County, Tennessee

Tract 12 of Parcel 4

BEGINNING on the south side of Lawler Avenue at the northwest corner of a lot bequeathed to Mrs. M. E. Bailey by her father, Michael Lawler, deceased, the same being Lot #5 of Mrs. M. E. Bailey Subdivision to the City of Jackson as platted of record; runs thence south with the west line of Lot #5, 139 feet to a stake, the southwest corner of Lot #5; thence west 84.2 feet to a stake; thence in a northeasterly direction 141 feet to the south margin of Lawler Avenue; thence east with the south side of Lawler Avenue 55 feet to the point of beginning and being Lot #6 of Mrs. M. E. Bailey Subdivision.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 253, Page 608, in the Register's Office of Madison County, Tennessee

**Parcel 5**

Map 78G, Group B, Parcel 3.00

Property Address: 742 North Royal Street, Jackson, TN

BEGINNING on a stake in the east margin of Royal Street, at a point two hundred and fourteen feet north of Lawler Avenue, and south margin of an alley, and runs thence south with the east margin of Royal Street, fifty

four feet to a stake; thence east one hundred and seventy five feet to an alley; thence north with said alley, fifty four feet to said first mentioned alley; thence east with said last named alley, one hundred and seventy five feet to the beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 260, Page 319, in the Register's Office of Madison County, Tennessee

**Parcel 6**

Map 78G, Group B, Parcel 4.00

Property Address: 738 North Royal Street, Jackson, TN

BEGINNING at a stake in the east margin of North Royal Street at B. F. Summers' southwest corner, now Mitchell's southwest corner; runs thence south with the east margin of North Royal Street 58 feet more or less, to a stake at the northwest corner of the H. B. Mosley lot; runs thence east with Mosley's north line 175 feet to a 12 foot alley; runs thence north with the west margin of said alley 58 feet, more or less, to B. F. Summers' southeast corner, now Mitchell's southeast corner; thence west with Summers' south line 175 feet to the point of beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 262, Page 25, in the Register's Office of Madison County, Tennessee.

**Parcel 7**

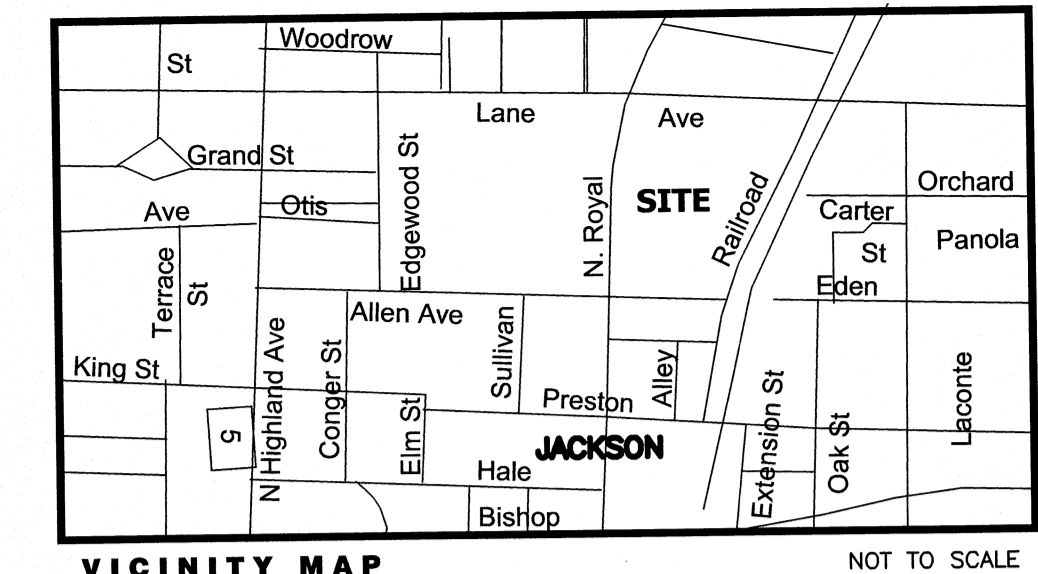
Map 78G, Group B, Parcel 5.00

Property Address: 730 North Royal Street, Jackson, TN

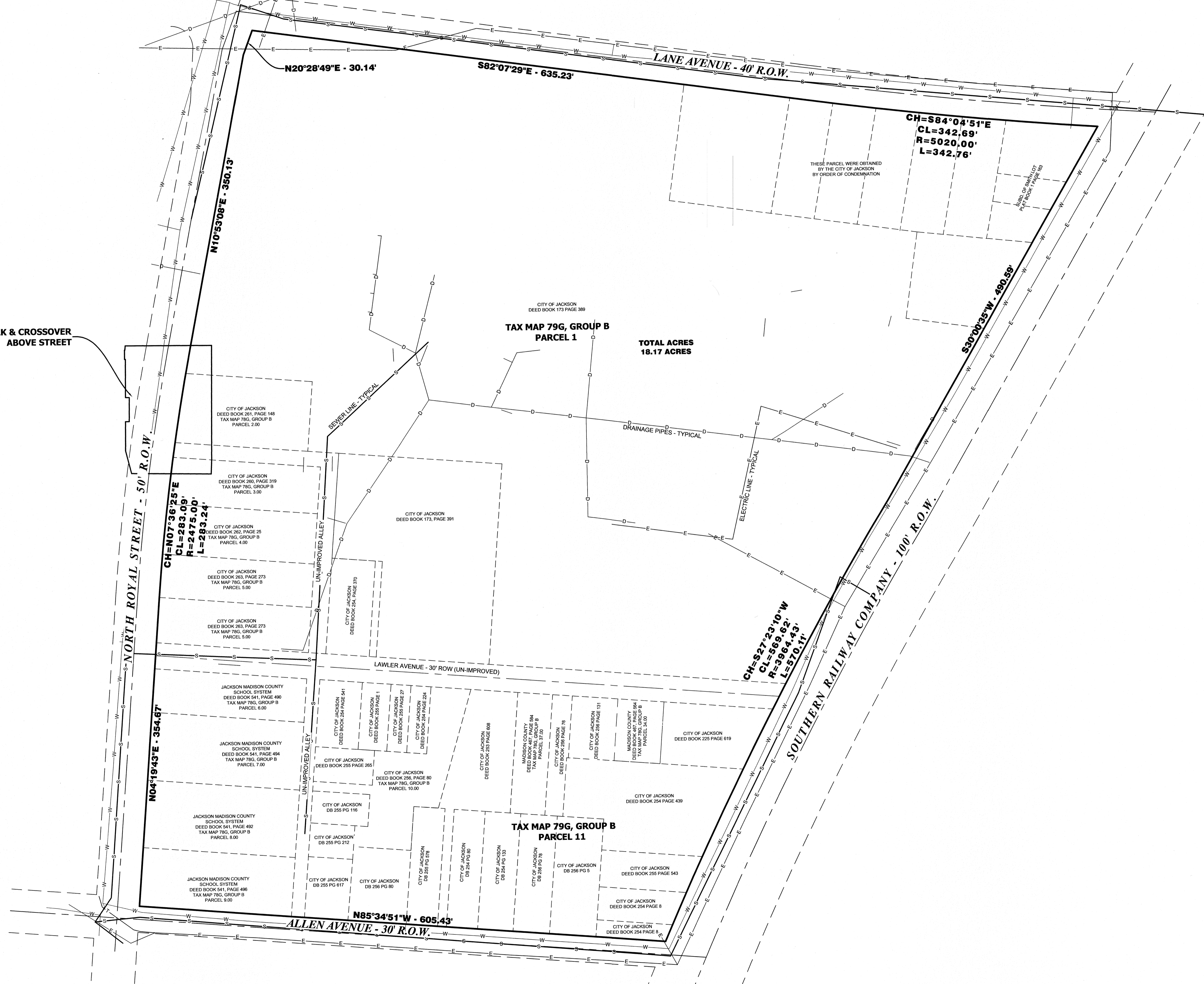
FIRST LOT: BEGINNING on the east side of North Royal Street at R. H. McAnally's northwest corner and runs thence east with his north line 175 feet to a 12 foot alley; thence north with the west margin of said alley 50 feet to a stake; thence west 175 feet to Royal Street; thence south with the east margin of said street 50 feet to the beginning.

SECOND LOT: BEGINNING at a stake in the east margin of North Royal Street and in the north margin of Lawler Avenue, at a point 32 feet north of J. T. Meyers' northwest corner, and runs thence east with the north margin of Lawler Avenue 175 feet to a stake in the west margin of an alley, thence north 52 feet to a stake at the southwest corner of Allen's property, thence west with the south line of Allen 175 feet to the east margin of North Royal Street, and thence south 52 feet to the point of beginning.

Being the same property conveyed to the City of Jackson, a municipal corporation, by Warranty Deed of record in Deed Book 263, Page 273, in the Register's Office of Madison County, Tennessee



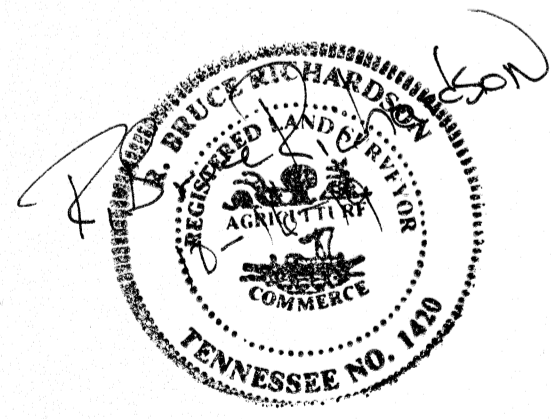
OVERHEAD WALK & CROSSOVER ABOVE STREET



**NOTES:**

1. Bearings are relative to Tennessee State Plane Coordinate Grid North.
2. This survey was prepared from Deeds of Record and Condemnation Orders as furnished by Nicholas B. Latimer, Attorney at Law with Spragins, Barnett & Cobb. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property. No attempt was made to review, disclose title problems, or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional. All title questions should be referred to an attorney. The interior property lines shown hereon are relative to the current deeds of record.
3. Reasonable and ordinary procedures and survey standards were employed in researching the public records pertinent to the property. Research was limited to properly indexed public records found in the Madison County Courthouse. Private records were not examined unless otherwise noted in this report or on the plot. As a consequence, important information may not have been revealed that could affect the location of the boundaries and title to the property.
4. Right of way widths of public roads on or near the property, were taken from Tax Maps, Subdivision Plats and Deeds of Record. Public road easements are often poorly indexed, missing, or difficult to identify. Tennessee Code Annotated Section 54-22-101 as amended July 1, 2001, Whenever the state or any governmental entity thereof with eminent domain authority, proposes to improve or utilize a section of an existing two-lane undivided public road including improvements for public utilities, the width of the right of way of which cannot be ascertained totally or partially by instruments of conveyance, court orders or otherwise, there shall be a presumption that the unascertained width is twenty five feet (25') on either side of the centerline of the traveled portion of the road.
5. Easements may exist on the property and not be revealed by the limited research or survey of the property. Once created by deed, reservation, or use, may burden the property regardless of further mention in recent records. Easements may arise by implication. Obvious and visible evidence of easement has been taken into account, along with the disclosure of easements in the most recent records examined for boundary information. (no easements found) there are numerous utility and drainage lines on this property.
6. Rights or title may align with occupation lines rather than the record boundaries when the occupation lines differ from the record boundaries. An attorney should be consulted to obtain an opinion on the probability of title conforming to the occupation line rather than the record boundary.
7. The underground utilities and drainage structures as shown hereon are plotted from above ground features and utility records and have not been totally field verified. This drawing does not reflect the actual existence or non-existence or the size of all utilities and drainage structures. The actual location, size and depth of all utility and drainage structures should be field verified by the proper utility division before any excavation. There may be underground utilities not shown hereon.
8. Site control was post processed and adjusted by The National Geodetic Survey Online Positioning User Services Solution Report dated 7-29-19 having a combined factor of 0.99993899. All other points suitable for GPS were established from RTK observations. The GPS system used for the observations were Topcon HiperLite base/rover systems. Points not suitable for GPS observations were located via conventional observations from the established site control using Sokkia Total Stations. Site positions located during the course of this survey have a horizontal accuracy +/-0.05' and a vertical accuracy of +/-0.07'. Horizontal positional data is relative to the Tennessee State Plane Coordinate System (NAD83) and elevations are relative to Mean Sea Level (NAVD83) in relation to Geoid 12B.

I hereby certify that this is a Category I survey and that the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon. This survey is correct to the best of my knowledge and belief.



0' 60' 150'

**PLAT OF PROPERTY**  
SCALE 1"=60' DATE 10-16-2019  
DRAWN BY R. BRUCE RICHARDSON

SURVEY OF  
**JACKSON CENTRAL MERRY  
EARLY COLLEGE HIGH SCHOOL**  
CITY OF JACKSON, MADISON COUNTY, TENNESSEE



SURVEYING SERVICES, INC.  
JACKSON, TENNESSEE  
41 HERITAGE SQUARE  
(731) 664-0807

DRW. NO. 2019-085-BDY

**RESOLUTION****A RESOLUTION OF THE JACKSON-MADISON COUNTY BOARD OF EDUCATION  
AUTHORIZING THE SUBLEASE AGREEMENTS FOR JCM AND MADISON  
ACADEMIC**

WHEREAS, the Jackson-Madison County School System (“District”) is interested in the wellbeing of its students and believes there is both the need and demand for additional new and better educational opportunities for residents of Jackson, Madison County, Tennessee. The District also believes it can play a valuable role in assisting with and facilitating the redevelopment and construction of quality public middle- and high-school educational institutions and related facilities for District students. The District further believes such a role is consistent with its mission and purpose; and

WHEREAS, the Jackson Community Redevelopment Agency (“CRA”), Madison County, Tennessee (“County”), City of Jackson, Tennessee (“City”), Healthy Community, LLC (“Developer”), Healthy Community Education Partners, LLC (“Project Owner”), and Jackson-Madison County School System (“District”) have previously entered into a Pre-Development Agreement for the purpose of developing and implementing plans for the design, financing, construction and operation of two (2) new public educational institutions and related facilities in Jackson, Madison County, Tennessee, including a redeveloped middle/high school consisting of new and renovated construction (the “JCM Project”) and a new magnet high school consisting of new construction (the “Madison Academic Project” and, together with JCM Project, collectively the “Project”);

WHEREAS, the JCM Project will be located on the campus of the former Jackson Central-Merry High School (the “JCM Campus”) and the Madison Academic Project will be located on the former location of Epworth Hall on the campus of the University of Memphis Lambuth (“Madison Academic Campus” and together with JCM Campus, collectively the “Project Locations”);

WHEREAS, CRA owns or will own the real property at the Project Locations and will lease the Project Locations to Project Owner which, as contemplated at the commencement of the Term hereof, will sublease the JCM Campus to the District and County and will sublease the Madison Academic Campus to the District and City (collectively referred to as “Subleases”) which will be executed at or before financial closing and effective upon the completion of the Project; and

WHEREAS, the Board of Education recognizes that the current Subleases are in substantially final form except for interest rate calculations and determination of Basic Rent to be paid by the City or County;

WHEREAS, the Board of Education has determined that, consistent with the previously approved Pre-Development Agreement, it is in the best interests of the District and the citizens and students of Madison County to approve the Subleases contingent upon receipt and approval of the Development Agreement and Facility Use Agreement with the University of Memphis

NOW THEREFORE, BE IT RESOLVED BY THE JACKSON-MADISON COUNTY BOARD OF EDUCATION AS FOLLOWS:

**Section I.** That the Board of Education approves the current form of the Subleases and the effectiveness of the Subleases provided that the current unknown interest rates, Basic Rent and Overdue Rates are subsequently provided and are satisfactory and approved by Superintendent Ray Washington and Chairman James “Pete” Johnson and further provided that any non-material modifications to Subleases are satisfactory to Superintendent Ray Washington and Chairman James “Pete” Johnson after seeking advice of legal counsel.

**Section II.** That the Board of Education authorizes Superintendent Ray Washington or Chairman James “Pete” Johnson to execute the Subleases on or before closing of one or more loans by lenders to provide funds for construction of Projects (“Financial Closing”) and contingent upon the Board’s subsequent approval of the Development Agreement and the Facility Use Agreement with University of Memphis.

**Section III.** That this resolution shall take effect from and after its adoption, the public welfare and interest requiring it.

**ADOPTED** this the 3rd day of February, 2020.

JACKSON-MADISON COUNTY BOARD OF EDUCATION

By: \_\_\_\_\_  
James "Pete" Johnson, Chairman

**ATTEST:**

\_\_\_\_\_, Board Secretary

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred (whichever is greater) is \$0.00 – exempt - T.C.A. §67-4-409(f).

\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**Prepared By and Return to:**

Nicholas B. Latimer  
Spragins, Barnett & Cobb, PLC  
312 E. Lafayette Street  
Jackson, Tennessee 38302

**Property Addresses:**

704, 706, 712, 722 North Royal Street,  
Jackson, TN

**Tax Parcels:**

Map 78G, Group B, Parcels 6.00, 7.00, 8.00,  
9.00

**Send Tax Notices To:**

Jackson Community Redevelopment Agency  
111 East Main Street, Suite 201  
Jackson, Tennessee 38301

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **JACKSON-MADISON COUNTY SCHOOL SYSTEM**, a Tennessee governmental entity (“Grantor”) has this day bargained and sold, and by these presents, does hereby sell, alien, transfer, quit-claim and convey unto **JACKSON COMMUNITY REDEVELOPMENT AGENCY**, a public instrumentality created by the City of Jackson pursuant to the Community Redevelopment Act of 1998 (“Grantee”), all of its right, title and interest in and to the parcels of real estate being in Jackson, Madison County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, Grantor has caused its name to be hereunto subscribed this the \_\_\_\_ day of \_\_\_\_\_, 2019.

**JACKSON-MADISON COUNTY SCHOOL SYSTEM**

By: \_\_\_\_\_  
**Ray Washington, Superintendent**

**STATE OF TENNESSEE  
COUNTY OF MADISON**

Personally appeared before me, the undersigned, a Notary Public, and for said State and County, **RAY WASHINGTON**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Superintendent of Jackson-Madison County School System, Tennessee, and that he as such Superintendent, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal, at Office, on this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## Exhibit A

*Property descriptions taken from prior deeds of record.*

### **Parcel 1**

Map 078G, Group B, Parcel 6.00

Property Address: 722 North Royal Street, Jackson, Tennessee

BEGINNING in the east margin of North Royal Street, at the south margin of Lawler Avenue (otherwise known as Hartmus Street); runs thence south with Royal Street 50 feet to a stake; thence east 175 feet to an alley; thence north with said alley 50 feet to Lawler Avenue; thence west with Lawler Avenue 175 feet to the point of beginning.

Being the same property conveyed to the Jackson-Madison County School System by Special Warranty Deed of record in Deed Book 541, Page 490, in the Register's Office of Madison County, Tennessee

### **Parcel 2**

Map 078G, Group B, Parcel 7.00

Property Address: 712 North Royal Street, Jackson, Tennessee

BEGINNING on a stake in the East margin of Royal Street at Charles D. Crider's northwest corner; runs thence North with the east margin of Royal Street 78 feet to the southwest corner of the lot formerly belonging to J.B. Rogers; thence East with the south line of this lot 175 feet to a fifteen foot alley; thence South with said alley 78 feet to Charles D. Crider's North line; thence west 175 feet to the beginning.

Being the same property conveyed to the Jackson-Madison County School System by Warranty Deed of record in Deed Book 541, Page 494, in the Register's Office of Madison County, Tennessee

### **Parcel 3**

Map 078G, Group B, Parcel 8.00

Property Address: 706 North Royal Street, Jackson, Tennessee

BEGINNING at a point in the East line of North Royal Street, 62 feet North of the North line of Allen Avenue, at the northwest corner of the Etheridge lot, runs thence North with the East line of North Royal Street 78 feet to Walker's Southwest corner; thence East with the South line of the Walker lot 175 feet to an alley; thence South with said alley 78 feet to the Etheridge lot; thence West with Etheridge's North line 175 feet to the beginning.

Being the same property conveyed to the Jackson-Madison County School System by Warranty Deed of record in Deed Book 541, Page 492, in the Register's Office of Madison County, Tennessee

### **Parcel 4**

Map 078G, Group B, Parcel 9.00

Property Address: 704 North Royal Street, Jackson, Tennessee

BEGINNING in the northwest margin of Allen Avenue, running thence North with Royal Street sixty eight feet to C. D. Crider's (now J. P. Utley) line; thence east with Crider's (now Utley's) line 175 feet to a 15 foot alley; thence south with the line of said alley 68 feet to Allen Avenue; thence west with Allen Avenue to the beginning.

Being the same property conveyed to the Jackson-Madison County School System by Warranty Deed of record in Deed Book 541, Page 496, in the Register's Office of Madison County, Tennessee