

Memo

To: ALL INTERESTED BIDDERS
From: MADISON COUNTY CHANCERY COURT
PAM CARTER, SPECIAL COMMISSIONER
Date: APRIL 25, 2019
Re: SALE OF REAL ESTATE

MAP 135 PARCEL 23.00 and MAP 138 PARCEL 7.00

215 ACRES

Located East and South of L&N Railroad (abandoned)

This Memo is being sent to you because you are on an "Interested Bidders" list in the Chancery Court Clerk's Office. I will be having a **Judicial Sale on May 22nd at 10:00 A.M.** on the 2nd floor of the Madison County Courthouse and wanted to notify you of the sale.

This sale is NOT a sale for delinquent taxes, therefore, there is no redemption period as there is with Delinquent Tax Sales. The sale will be for cash, in bar of the equity of redemption.

Ten percent (10%) of the sale price will be due and payable the day of the sale. Under the rules of Chancery, the sale will be held open for ten (10) days to allow any interested bidder to raise the bid. (The amount of the raise would have to be ten percent (10%) more than the initial sale price.) If a raise is received within the ten (10) day time period; a second sale will be held and that sale will be the final sale. If no raise is received, the first sale is considered final upon the expiration of the ten (10) day period following the sale.

If you have any questions, please do not hesitate to contact me.

I hope to see you on the 22nd.

**MADISON COUNTY
CHANCERY COURT
SALE OF REAL ESTATE**

**In the Matter of:
ROY FULLER, JR.
VS.**

**HEIRS OF NEEDHAM FULLER,
WILLIAM FULLER & GEORGE FULLER**

**TO BE SOLD
THURSDAY, MAY 22, 2019 AT 10:00 A.M.
AT THE MADISON COUNTY COURTHOUSE,
JACKSON, TENNESSEE**

**Property of George Fuller and W.M. Fuller
c/o Roy J. Fuller
East and South of L & N Railroad (abandoned)
Map 135 Parcel 23.00
and
Map 138 Parcel 7.00**

**IN OBEDIENCE TO AN ORDER ENTERED IN THE CHANCERY
COURT OF MADISON COUNTY, TENNESSEE AT JACKSON, I will, on
Thursday, May 22, 2019, at 10:00 A.M., at the Madison County Courthouse, Jackson,
Tennessee, sell to the highest and best bidder the following property:**

**Lying and being in the Second Civil District of, Madison County,
Tennessee and being more particularly described as follows:**

**Beginning on a point in the west boundary of Billy V. Taylor
and being at the end of a road leading from State Highway 223
and being east and south of L & N Railroad (abandoned);
thence with the boundary of Taylor South a distance of 594
feet to a corner of another tract of Billy V. Taylor; thence
with the same and Bobby A. Taylor West a distance of 2260.50
feet to a point being in the east boundary of another tract of
Bobby A. Taylor; thence with the same and Greg Kelly Farms
North 1° 44' 42" West a distance of 3726.52 feet to a point
being a corner of Savannah Williamson; thence with Williamson
North 69° 10' 24" East a distance of 618.35 feet to a point;
thence North 55° 33' 03" East a distance of 543.69 feet to a
point; thence North 71° 30' 11" East a distance of 436.78 feet**

to a point in the west boundary of Gene Bridges; thence with Bridges South 0° 15' 18" East a distance of 51.95 feet to a point; thence North 87° 33' 50" East a distance of 288.65 feet to a point; thence South 89° 09' 53" East a distance of 620.90 feet to a corner of Bridges; thence South 3° 36' 07" West a distance of 930.71 feet to a point near a Stump and being the northwest corner of James E. Wages; thence with Wages and Taylor South a distance of 2819.15 feet to a point; thence East a distance of 82.50 feet to the point of beginning and containing 215.9 acres more or less.

This being the property conveyed to George Fuller (db 73, pg 230) and W.M. Fuller (db 68, pg 298) by deeds of record on file in the Register's Office of Madison County, Tennessee.

Additional information is available in the Chancery Court Clerk's Office, 100 E. Main Street, Jackson, Tennessee. Interested parties may also visit the Chancery Court Website at www.madisoncountychancery.com. Maps of the property may be obtained from the Madison County Tax Assessor's Office.

This property will be sold to the highest and best bidder for cash; ten percent (10%) down the day of the sale with the balance due in 10 days unless a raise is received and the bidding is reopened. Bidding may only be reopened by raising the bid by ten percent (10%). If a raise is received, the original purchaser shall receive a refund of the 10% paid. (No interest will be paid on money tendered for the purposes of this sale whether refunded or not.)

Said property shall be sold and conveyed by the undersigned as Special Commissioner only, and not further or otherwise. The property is offered and sold as is and in its present condition with no warranties or representations, expressed or implied.

Announcements the day of the sale take precedence over any other announcements or advertisement.



Pam Carter
Acting as Special Commissioner

Nathan B. Pride
Attorney for the Plaintiff
423 N. Highand Ave.
Jackson, TN 38301

Marcus Reaves
Attorney for (3) Defendants
72 Neely Station Road
Denmark, TN 38391

SAVANNAH WILLIAMSON
MAP 134, PCL 2.00
DB-430, PG-261

IRON
POST

N82°17'24"E
618.53'

N85°33'03"E
543.63'

N71°30'11"E
436.75'

N87°33'50"E
289.65'

S89°09'33"E
620.90'

GENE BRIDGES
MAP 134, PCL 14.01
DB-0731, PG-1784



JAMES E. WAGES
MAP 133, PCL 1.00
DB-0719, PG-1580

GEORGE FULLER
XROY J. FULLER
MAP 133, PCL 23.00
DB-73, PG-230

GREG KELLY FARMS
MAP 133, PCL 6.01
DB-0730, PG-1616

.215.0 ACRES

N01°44'44"W
3726.83'

A. 10.00 ACRES

N90°00'00"E
82.50'

ROAD TO HWY 223

A. 00.00 ACRES

BILLY V. TAYLOR
MAP 139, PCL 11.00
DB-500, PG-978

W. M. FULLER
XROY J. FULLER
MAP 133, PCL 7.00
DB-68, PG-298

BOBBY A. TAYLOR
MAP 138, PCL 8.00
DB-178, PG-212

2266.50'
N90°00'00"W

BOBBY A. TAYLOR
MAP 138, PCL 8.00
DB-500, PG-25

BILLY V. TAYLOR
MAP 138, PCL 8.01
DB-504, PG-276

NOTE
I HEREBY CERTIFY THAT THIS IS A CORRECT AND TRUE
COPY OF THE ORIGINAL SURVEY RECORD AS FILED
IN BOOK NUMBER

CHARLES E. LEWIS
TENNESSEE REG. NO. 1380

THE PRECEDING BEING AND REQUIRED HEREIN ARE SUBJECT TO ANY EXISTING
EASEMENTS, RIGHTS OF WAY, DISTRACTIONS AND ETTACLES LINES WHETHER OR NOT THEY
MAY BE SHOWN ON THE PLAT HEREON OR OTHERWISE OR NOT RECORDED IN THE PUBLIC
RECORDS. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY LOSS THAT MAY
BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS.



PLAT OF PROPERTY

PROPERTY OF GEORGE FULLER AND
W. M. FULLER XROY J. FULLER
TITLE SOURCE DB-73, PG-230, DB-68, PG-298
SECOND CIVIL DISTRICT OF MADISON COUNTY, TN.
SURVEY BY C. E. LEWIS, REG. LAND SURVEYOR
378 OLD HICKORY BLVD. JACKSON, TN. 38306
TN. CERT. NO. 1380, PHONE 751-584-8769
DATE: April 17, 2018 - SCALE: 1 IN = 240 FT.



(IN FEET)
1 inch = 240 ft.