

This Instrument was Prepared by
NEWCOMB & MURPHY
Attorneys at Law
307 Devonia Street
Post Office Box 823
Harriman, Tennessee 37748
423/882-1145

220.

GRANT OF SEWER LINE EASEMENT

This agreement, made this 30th day of August, 1996, between The Lee Village Baptist Church, a General Welfare Corporation, incorporated under the laws of the State of Tennessee, parties of the first part, and City of Harriman, Tennessee for the use and benefit of the Harriman Utility Board, of Roane County, in the State of Tennessee, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell, and convey unto the said party of the second part, a certain tract or parcel of land described as follows, to wit:

Situated in the First (1st) Civil District of Roane County, Tennessee, and within the corporate limits of the City of Harriman, Tennessee, and being a part of the Ed C. Browder Subdivision and identified on Roane County Property Assessor's Map as part of Tax Map No 17ED, Parcel No. 3, and being more particularly described as follows:

BEGINNING at a point marked by an iron pin in the South line of a 20-foot road, known as Lee Village Road, which point is South 84 deg. 30 min. West 270 feet from intersection of right-of-way lines of Meadowview Road and said 20-foot Lee Village Road, this is the point of BEGINNING; thence, due South, 169 feet to a TVA post shown on survey of William S. Long as TVA easement line; thence continuing due South approximately 331 feet to an existing sewer line; thence due West 50 feet to an iron pin; thence due North approximately 500 feet to the South line of Lee Village Road; thence along Lee Village Road North 84 deg. 30 min. East 50 feet to the point of BEGINNING.

Being a part of the same properties conveyed to Parties of the First Part by deeds executed by R. W. McClure and wife, Ada McClure, dated the 21st day of September, 1969, respectively, and filed of record in Deed Books W, Series 10, Page 83, in the Office of the Register of Deeds for Roane County, Tennessee.

The within conveyances is perpetual easements Twenty-Five (25) foot in width on, over, under and across the aforescribed strip

of land for the purpose of installing, operation and maintaining, including the rights of ingress and egress, of a sanitary sewer collection line and all appurtenances thereto.

The above description is for Fifty (50) foot in width at all times parallel to the East side of the property for a construction easement, which will be reduced to a Twenty-Five (25) foot in width at all times parallel to East side of the property which will be a perpetual easement as hereinabove set forth.

Parties of the First Part reserve the right to use said easement area for any other purpose which will not interfere with the safe and proper installation, operation, maintenance, alteration, repair, replacement or removal of the facilities of the Party of the Second Part. Parties of the First Part certify that they are the owners of the property described and have a good and perfect right to enter into this Agreement and will defend the title to said property against the lawful claims of all persons whomsoever.

Wherever herein a singular designation is made for more than one Party, it is agreed that all Parties are included in said designation.

IN WITNESS WHEREOF, the Parties of the First Part herein have affixed their signatures on this instrument on this the 30th day of August, 1996.

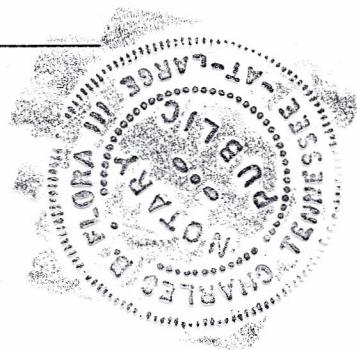
LEE VILLAGE BAPTIST CHURCH, INC.:

Charles W. Salmons
CHARLES SALMONS

Roger D. Hicks
ROGER HICKS

Loyce Kubas
LOYCE KUBAS

STATE OF TENNESSEE, ROANE COUNTY, REGISTER'S OFFICE
This instrument and certificate were noted in
Note Book I Page 332 at 10:15 O'clock A M. 10-7, 1997
and recorded in D22 Book 4, Series 20, Page 139
Rec. Fee \$ 16.00 State Tax \$ _____ Regs. Fee \$ _____
Total \$ 16.00 Receipt No. 63432
Witness my hand. Maria M. Howe Register



STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared CHARLES SALMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the PRESIDENT of the within named bargainor, LEE VILLAGE BAPTIST CHURCH, a General Welfare Corporation, incorporated under the laws of the State of Tennessee, and that he as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by CHARLES SALMONS as PRESIDENT.

Witness my hand and official seal at office this 30th day of August 1996.

Charles B. Flora III
NOTARY PUBLIC

My commission Expires: Nov. 12, 1997

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared ROGER HICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the SECRETARY of the within named bargainor, LEE VILLAGE BAPTIST CHURCH, a General Welfare Corporation, incorporated under the laws of the State of Tennessee, and that he as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ROGER HICKS as SECRETARY.

Witness my hand and official seal at office this 30th day of August, 1996.

Charles B. Flora III
NOTARY PUBLIC

My commission Expires: Nov. 12, 1997

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared LOYCE KUBAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the TREASURER of the within named bargainor, LEE VILLAGE BAPTIST CHURCH, a General Welfare Corporation, incorporated under the laws of the State of Tennessee, and that he as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by LOYCE KUBAS as TREASURER.

Witness my hand and official seal at office this 30th day of August, 1996.

Charles B. Flora III
NOTARY PUBLIC

My commission Expires: Nov. 12, 1997

ATTORNEY'S CERTIFICATE OF TITLE

TO: Harriman Utility Board

RE: Property of Lee Village Baptist Church, being the successor in interest to Elizabeth Street Baptist Church, being a tract containing 4.15 acres, within the city limits of Harriman, in the First Civil District and part of the Ed C. Browder Subdivision and more particularly described in deed of record in Deed Book W, Series 10, Page 83, in the Register's Office for Roane County, Tennessee.

This is to certify that I have made examination of title to the captioned property on the records of Roane County, Tennessee, and based upon such examination, I find and certify good, merchantable title to be vested in Lee Village Baptist Church, being the successor in interest to Elizabeth Street Baptist Church, subject to the following restrictions, conditions and encumbrances:

SCHEDULE "A" - EXCEPTIONS TO TITLE

1. Exception is taken to any state of fact a survey of the premises would disclose.

2. Exception is taken to any state of fact a personal examination of the premises would disclose.

3. Exception is taken to any liens, builders, furnishers, materialmen's, etc., judgments on any matter not filed of record as of July 22, 1996 at 8:30 a.m.

4. This title report is subject to the correctly indexed records of the Register's Office for Roane County, Tennessee and any errors therein are hereby excepted.

5. Exception is also taken to any unrecorded deed, liens, leases, boundary line agreements, or any boundary line disputes which may exist without the knowledge of the abstractor.

6. Exception is taken to easements for any and all utilities, public or private, on, under or across any part of the land in question.

7. Exception is taken to easements for any and all roads, whether public or private.

8. Property is subject to a 10-foot sewer easement granted to Harriman Utility Board July 12, 1971 of record in Deed Book A, Series 14, page 176 in the Register's Office for Roane County, Tennessee.

This Title Opinion covers the period from April 4, 1949 at 1:50 p.m., to July 22, 1996, at 8:30 a.m., for the amount of this transaction, but not otherwise.

NEWCOMB & MURPHY

By: 

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