

#197
GRANT OF SEWER LINE EASEMENT

This Agreement made and entered into on the day and date hereinafter set forth by and between WAYNE R. COLEMAN and wife, RUTH NAOMI W. COLEMAN, Parties of the First Part, of Roane County, Tennessee, hereinafter sometimes referred to as "Grantors" and CITY OF HARRIMAN, TENNESSEE, for the use and benefit of the HARRIMAN UTILITY BOARD, Party of the Second Part, of Roane County, Tennessee, hereinafter sometimes referred to as "Grantee".

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, receipt of which is hereby acknowledged, Grantors do hereby grant and convey unto Grantee an easement described as follows:

Situated in the First (1st) Civil District of Roane County, Tennessee, and within the corporate limits of the City of Harriman, Tennessee, and identified on Roane County Property Assessor's Map as part of Tax Map No. 17-K, Group A, Parcel No. 7, and being more particularly described as follows:

BEGINNING at approximate station 7+46 of the sewer survey base line "E", said point of beginning being in the right-of-way line between the subject owner and land now or formerly owned by Albert P. and Mattie Ahler, from said point of beginning along the sewer survey base line a distance of 84 feet on a bearing of N 17 deg. W to a stake, station 8+30, thence a distance of 140 feet on a bearing of N 36 deg. 15' W to approximate station 9+70 of the sewer survey base line "E" and in the right-of-way line between land owned by subject owner and Hill Street, said strip of land being 25 feet wide, extending 12.5 feet on the left side and 12.5 feet on the right side of said centerline, except where limited by property lines and containing 0.13 acres, more or less.

In addition, a temporary construction easement of 50 feet divided evenly on each side of the centerline, except where limited by property lines, shall exist for 450 days after the contract for the construction of the proposed line is executed or until the City of Harriman accepts the construction.

Being a part of the same property conveyed to Parties of the First Part by Deed dated July 18, 1984, executed by Marietta Roberts, Special Commissioner, and recorded on July 20, 1984, in Deed Book W-16, page 526, Office of the Register for Roane County, TN.

STATE OF TENNESSEE, ROANE COUNTY, REGISTER'S OFFICE

This instrument and certificate were noted in
Note Book 381 at 9:00 o'clock A.M. 8-19-84
and recorded in Deed Book D, Series 18, Page 533
Rec. Fee \$ 12.00 State Tax \$ 1.00 Regs. Fee \$ 1.00
Total \$ 14.00 Receipt No. 52121

Witness my hand: Wayne R. Coleman Register

By: James G. Estes

533

This instrument prepared by:
George H. Lockett, Attorney
P.O. Box 436, 315 Devonia St.
Harriman, TN 37748

The within conveyance is a perpetual easement on, over, under and across the aforescribed strip of land for the purpose of installing, operating and maintaining, including the rights of ingress and egress, of an eight inch (8") sanitary sewer collection line and all appurtenances thereto.

Grantors 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 Grantee. Grantors 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.

Bank of Roane County, Harriman, Tennessee, joins in this conveyance for the purpose of consenting to said easement due to its interest in said property by virtue of Deed of Trust dated July 19, 1984, executed by Parties of the First Part to Roy H. Melton, Trustee, and recorded on July 20, 1984, in Trust Book 388, page 748, Roane County Register's Office.

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

IN WITNESS WHEREOF, the Grantors herein have affixed their signatures on this instrument on this the 18 day of May, 1989.

Wayne R. Coleman
WAYNE R. COLEMAN

Ruth Naomi W. Coleman
RUTH NAOMI W. COLEMAN

BANK OF ROANE COUNTY, TENNESSEE

BY:

Roy H. Melton
Executive Vice President

STATE OF TENNESSEE
COUNTY OF ROANE

Personally appeared before me, Richard A. Hall, a Notary Public in and for said County and State, the within named bargain-
ors, Wayne R. Coleman and wife, Ruth Naomi W. Coleman, with whom
I am personally acquainted (or proved to me on the basis of satis-
factory evidence) and who acknowledged that they executed the
within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day
of May, 1989.

Richard A. Hall
Notary Public

My Commission Expires: Jan 12, 1993.

STATE OF TENNESSEE
COUNTY OF ROANE

Before me, the undersigned, a Notary Public of the State
and County aforesaid, personally appeared Roy H. Melton,
with whom I am personally acquainted, and who upon oath acknowledged
him self to be the Executive Vice President of Bank of Roane
County, the within named bargainor, a corporation, and that he
as such Executive Vice President, being authorized so to do,
executed the foregoing instrument for the purposes therein con-
tained by signing the name of the corporation by him self as
Executive Vice President.

Witness my hand and official seal at office this 7th day
of June, 1989.

John B. Melton
Notary Public

My Commission Expires: Jan. 15, 1991.