

#501

# QUIT CLAIM DEED

OF A SEWER LINE EASEMENT

This indenture, made this 22 day of November

, A.D. 19 76 ,

between Bertha Easter, a widow

of Roane County in the State of Tennessee

part y of the first part, and

The City of Harriman, a municipal corporation, for the use and benefit of the Harriman Utility Board.

of Roane County, Tennessee, part y of the second part.

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of

Two thousand five hundred and no/100 (\$2,500.00) Dollars and other good and valuable consideration

to her, cash in hand paid by the said part y of the second part, the receipt of which is hereby acknowledged,

has granted, bargained, sold, conveyed, remised, released and quitclaimed, and does hereby grant, bargain, sell, convey,

remise, release and quitclaim unto the said part y of the second part, the following described premises, to-wit, situate in

District No. 1 of Roane County, Tennessee, the center line of said easement being more particularly described as follows:

## TRACT NO. 1

Beginning at a fence intersection on the South side of Easter Road at a common corner between Bertha Easter and J. M. Easter III in the South Harriman community of the City of Harriman, First Civil District of Roane County, Tennessee:

Thence N 73°58' E a distance of 226.2 feet along a common fence line between Bertha and J. M. Easter III to a stake in said fence line. This is the beginning of a 10 foot wide utility easement describing the center line and the easement lines being 5 foot from and parallel to said described center line as follows:

- (1) S 48°21' E a distance of 316.2 feet
- (2) S 08°32' E a distance of 185.1 feet
- (3) S 12°13' W a distance of 262.0 feet to the North line of Easter Road being a total distance of 763.3 feet long by 10 feet wide or 0.18 acre.

## TRACT NO. 2

Beginning at an iron pin on the East bank of Caney Creek and approximately 75 feet South of Hester Street a common corner between Isham and Bertha Easter in the South Harriman community of the City of Harriman, First Civil District of Roane County,

(over)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$2,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bertha H Easter

Affiant

Subscribed and sworn to before me this the 22 day of November 19 76.

My commission expires

12-13-77

J. Frank Qualls  
Notary Public

This instrument prepared by J. Frank Qualls Address Harriman, Tennessee

Tennessee:

Thence N 60°00; E a distance of 44.8 feet along Bertha Easter and Hester common fence line to a stake in said fence line. This is the point of beginning of a 10 foot wide utility easement describing the center line and the easement lines being 5 feet from and parallel to said described center line as follows:

(1) N 07°28' E a distance of 140.0 foot to the South R/W line of Easter Road being an easement 140 feet long by 10 feet wide or 1.03 acre.

This is not a conveyance in Fee Simple but is the conveyance of an easement of use only. It is the intention of the Grantors to convey to the Grantee a permanent easement ten feet wide lying five feet on each side of the above described center line. The Grantee will have the right to lay and perpetually maintain a sewer line across said permanent easement and will also have the right to construct and maintain any and all necessary manholes. The Grantee will have the right in perpetuity to maintain and repair the sewer line and manholes located on said easement. The Grantee is also given the right of ingress and egress across said property for the purpose of perpetually maintaining and repairing said sewer line. In the event that the Grantee is required to make repairs to said sewer line, said Grantee will be obligated to promptly restore the surface of the easement to its original condition and to regrass the same.

The Grantors also convey to the Grantee a 50 foot wide temporary construction easement being 25 feet on each side of the above described center line. This construction easement is to be valid for a period of 12 months from and after the execution of this instrument, but said construction easement will and when the project has been completed and will revert to a permanent easement ten feet in width.

The Grantors will have the right to use the surface of said easement for agricultural purposes but will be prohibited from constructing any improvement on the permanent easement.

Being a portion of the same real estate conveyed to James M. Easter et ux Bertha Easter by S. W. Suddath et ux Bertha Suddath by deed dated February 26, 1941, recorded in Deed Book R, Series 5, Page 399 in the Roane County Registers office at Kingston. Also being a portion of the same real estate conveyed to Bertha Easter by Julie Love by deed dated April 28, 1942 and recorded in Deed Book W, Series 5, Page 129. Also a portion of the real estate conveyed to Bertha Easter by Nettie Easter by deed dated August 13, 1949 and recorded in Deed Book T, Series 6, Page 153.

and all of the estate, right, title and interest of the part y of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein; and to have and to hold the said premises to the said part Y of the second part, their heirs and assigns, forever.

In witness whereof, the said part Y of the first part ha S hereunto set her hand and seal

the day and year first above written.

Bertha H Easter (L. S.)  
Bertha Easter

Signed, sealed and delivered in presence of:

(L. S.)

(L. S.)

(L. S.)



STATE OF Tennessee  
Roane } ss.  
County

Personally appeared before me, the undersigned authority, a Notary Public in and for  
said County, the within named bargainors, Bertha Easter, a widow

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the  
purposes therein contained.

Witness my hand and official seal at office this 23 day of November, A.D. 1966  
My Commission Expires 1-19-12-13, 1977 Peggy B. Qualls, Notary Public.

STATE OF \_\_\_\_\_  
\_\_\_\_\_ } ss.  
County

Personally appeared before me, \_\_\_\_\_, a Notary Public in and for  
said County, the within named bargainors, \_\_\_\_\_

with whom I am personally acquainted, and who acknowledged that \_\_\_\_\_ he \_\_\_\_\_ executed the within instrument for the  
purposes therein contained.

Witness my hand and official seal at office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 196\_\_\_\_  
My Commission Expires \_\_\_\_\_, 19\_\_\_\_, Notary Public.

STATE OF \_\_\_\_\_  
\_\_\_\_\_ } ss.  
County

Personally appeared before me, \_\_\_\_\_, a Notary Public in and for  
said County, the within named bargainors, \_\_\_\_\_

with whom I am personally acquainted, and who acknowledged that \_\_\_\_\_ he \_\_\_\_\_ executed the within instrument for the  
purposes therein contained.

Witness my hand and official seal at office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 196\_\_\_\_  
My Commission Expires \_\_\_\_\_, 19\_\_\_\_, Notary Public.

STATE OF \_\_\_\_\_  
\_\_\_\_\_ } ss.  
County

Before me, \_\_\_\_\_, a Notary Public of the state and county  
aforesaid, personally appeared \_\_\_\_\_, with whom  
I am personally acquainted, and who, upon oath, acknowledged \_\_\_\_\_ to be the \_\_\_\_\_  
\_\_\_\_\_ of the \_\_\_\_\_  
\_\_\_\_\_, the within named bargainor, a corporation, and that \_\_\_\_\_ as such \_\_\_\_\_  
\_\_\_\_\_, being authorized so to do, executed the foregoing instrument for the purposes therein  
contained, by signing the name of the corporation by \_\_\_\_\_ as \_\_\_\_\_

Witness my hand and official seal at office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 196\_\_\_\_  
My Commission Expires \_\_\_\_\_, 19\_\_\_\_, Notary Public.

STATE OF TENNESSEE, ROANE COUNTY, REGISTER'S OFFICE

The foregoing instrument and certificate were noted

in Note Book 259 at 8:30 o'clock A.M. May 26, 1926

and recorded in Deed Book 1, Series 13, Page 309

Witness my hand.

Register

*Maguire J. Hood*  
*By: Isaac Hillman*

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QUIT CLAIM DEED

BERTHA EASTER

—TO—

THE CITY OF HARRIMAN, TENNESSEE

REGISTER'S OFFICE.

State of Tennessee

County of \_\_\_\_\_

SS.

Received for record the \_\_\_\_\_ day

of \_\_\_\_\_ A.D. 19 \_\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Noted in Note Book \_\_\_\_\_ Page \_\_\_\_\_ and

recorded in Book of Deeds \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

Witness my hand.

Fee Paid \_\_\_\_\_

Register.

Clinton Courier-News  
Clinton, Tennessee