

#502

QUIT CLAIM DEED
OF A SEWER LINE EASEMENT

This indenture, made this 22 day of November, A.D. 19 76,

between Robert L. Powell et ux Dorothy E. Powell

of Roane County in the State of Tennessee

part ies of the first part, and

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

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

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of One thousand two hundred fifty and no/100 (\$1,250.00) Dollars and other good and valuable consideration

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

have granted, bargained, sold, conveyed, remised, released and quitclaimed, and do 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 described as follows:

Beginning at a point approximately 5 feet South of a drain pipe under Easter Road and in the South line of same being a common corner between R. L. Powell and J. M. Easter Jr in the South Harriman community of the City of Harriman, First Civil District of Roane County, Tennessee:

Thence N 47°04' E a distance of 118.8 feet along a ditch line, a common line between J. M. Easter Jr and R. L. Powell to a stake in said ditch line. This is the point of beginning of a 10 foot wide utility easement describing the center line and the easement lines are 5 feet from and parallel to said described center line as follows:

(1) N 10°07' W a distance of 267.4 feet

(2) N 45°41' W a distance of 90.0 feet to R. L. Powell's West boundary line and the East line of Baumgartner Street being a total distance of 357.4 feet long by 10 feet wide or 0.08 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 (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 \$ 1,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert L. Powell
Affiant

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

My commission expires

12-13-77

Perry B. Qualls
Notary Public

This instrument prepared by J. Frank Qualls

Address Harriman, Tennessee

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 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 end 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.

Rockwood Federal Savings and Loan Association, a banking corporation with its principal office and place of business located in Rockwood, Tennessee joins in this instrument for the sole and only purpose of releasing this deed of trust as to the above described easement only and not further or otherwise. Said deed of trust above referred to is an instrument from Robert L. Powell and wife Dorothy E. Powell to Hammond Fowler, Trustee for Rockwood Federal Savings and Loan Association dated July 23, 1976 which said instrument is of record in the Registers office for Roane County, Tennessee in Trust Book 275 Page 3. The deed of trust of Rockwood Federal Savings and Loan Association will remain in full force and effect as to the entire tract of land described therein except for the easement specifically described and referred to in this instrument. This is a partial release of a deed of trust only.

Being a portion of the same real estate conveyed to Robert L. Powell and wife Dorothy E. Powell by Willard Kincannon et ux Paulette Kincannon by deed dated July 3, 1976 recorded in the Roane County registers office at Kingston in Deed Book N, Series 13, Page 353.

and all of the estate, right, title and interest of the part ies 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 ies of the first part have hereunto set their hand S and seal S the day and year first above written.

~~Signed, sealed and delivered in presence of:~~

ATTEST:

SECRETARY TREASURER

Robert L. Powell

Dorothy E. Powell (L. S.)

Dorothy E. Powell

Rockwood Federal Savings & (L. S.)

Loan Association

BY: George Dale Executive (L. S.)

George Dale, Vice-President

STATE OF Tennessee

Roane

County

ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors, Robert L. Powell and wife Dorothy E. Powell

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

Witness my hand and official seal at office this 22 day of November, A.D. 1976

My Commission Expires 12-13, 1977, Peggy B. Qualls, Notary Public.

STATE OF

County

ss.

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

County

ss.

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 Tennessee

Roane

County

ss.

Before me, the undersigned authority, a Notary Public of the state and county aforesaid, personally appeared George Dale, with whom

I am personally acquainted, and who, upon oath, acknowledged himself to be the Executive vice-president

_____ of the Rockwood Federal Savings and Loan Association, 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 contained, by signing the name of the corporation by himself as Executive vice-president

Witness my hand and official seal at office this 23 day of November, A.D. 1976

My Commission Expires 12-13, 1977, David L. Taylor, Notary Public.

QUIT CLAIM DEED

ROBERT L. POWELL, ET UX

—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

Witness my hand.

in Note Book _____ Page _____ at _____ o'clock _____ M. _____, 19 _____
and recorded in _____ Book _____, Series _____, Page _____

The foregoing instrument and certificate were noted

in Note Book _____ Page _____ at _____ o'clock _____ M. _____, 19 _____

STATE OF TENNESSEE, ROANE COUNTY, REGISTER'S OFFICE

By _____
Register.