

Map 17
pcl ~~37.00~~
37.00

This Instrument was Prepared by
NEWCOMB & MURPHY
Attorneys at Law
307 Devonia Street
Post Office Box 823
Harriman, Tennessee 37748
615/882-1145

#300

WARRANTY DEED

THIS INDENTURE, made this 6 day of ^{August} ~~June~~, 1993, by and between ALBERT P. AHLER and wife, MATTIE B. AHLER, and VERLIE MAE LADD, widow, of Roane County, State of Tennessee, parties of the first part, and MAYOR AND ALDERMEN OF THE CITY OF HARRIMAN, TENNESSEE, of Roane County, Tennessee, party of the second part.

WITNESSETH: That said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations 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, the following described premises and land, to-wit:

BEGINNING on an iron pin on the west bank of a gravel road near the crest of Walden Ridge, being North 07° 15' 10" East a distance of 816.3 feet from the northeast fence corner to the existing tank site in the City of Harriman, First Civil District of Roane County, Tennessee; thence South 82° 11' West a distance of 109.8 feet to an iron pin; thence North 01° 46' East a distance of 103.67 feet to an iron pin; thence North 84° 35' East a distance of 99.6 feet to an iron pin on the west bank of a gravel road; thence with the west road bank South 03° 45' East to the point of beginning containing 0.2412 acre.

The Grantees are further granted a thirty foot easement lying fifteen feet on either side of an eight inch ductile iron water line with the following described center line; Beginning at the NE Fence Corner of the existing water tank; thence N 20° 30 43 E 200.19'; thence N 01° 30 01 E 266.82'; thence N 03° 47 06 E 190.98'; thence N 17° 54 26 E 130.04'; thence N 02° 01 11 E 41.26'; thence N 82° 11 E, 15'; thence N 03° 45 W 98.31'.

Grantees agree to the following restrictive clauses:

1. HUB will maintain the road access.
2. Exclusive water use.
3. If HUB abandon the facilities HUB will remove facilities and return area disturbed to natural contour.
4. HUB agrees to serve customer in this extended area if and when they build.
5. Existing reservoir and fencing to be removed and grade contoured to roadway level.

The previous and last conveyance being by deed to Albert P. Ahler and wife, Mattie B. Ahler, recorded in the Register's Office for Roane County, Tennessee in Deed Book V, Series 6, Page 177, Deed Book V, Series 6, Page 175, Deed Book J, Series 7, Page 496 and Deed Book Q, Series 7, Page 200.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said party of the second part, its heirs and assigns forever.

And the said parties of the first part, for themselves and for their heirs, executors and administrators, do hereby covenant with the said party of the second part, its heirs and assigns, that it is lawfully seized in fee-simple of the premises and land above

400
298
214

conveyed, and it has full power, authority and right to convey the same; that said premises and land are free from all encumbrances; and that it will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part has hereunto set their hand and seal the day and year first above written.

ALBERT P. AHLER by Alberta Ahler Ross and A. Julian Ahler by Power of Attorney recorded in Misc. Book 88, Page 151 in the Register's Office for Roane County, Tennessee.

STATE OF TENNESSEE, ROANE COUNTY, REGISTER'S OFFICE

This instrument and certificate were noted in Note Book K Page 263 at 9:30 O'clock A M 8-10, 1993 and recorded in Deed Book H, Series 19, Page 400
Rec. Fee \$ 20.00 State Tax \$ _____ Regs. Fee \$ _____
Total \$ 20.00 Receipt No. 18406

Witness my hand.
Maxie M. Crowe Register
By: Irene Adkisson

Alberta Ahler Ross
Alberta Ahler Ross

A. Julian Ahler
A. Julian Ahler

MATTIE B. AHLER by Alberta Ahler Ross and A. Julian Ahler by Power of Attorney recorded in Misc. Book 88, Page 153 in the Register's Office for Roane County, Tennessee.

Alberta Ahler Ross
Alberta Ahler Ross

A. Julian Ahler
A. Julian Ahler

VERLIE MAE LADD

STATE OF TENNESSEE
COUNTY OF ROANE

Personally appeared before me, the undersigned, a Notary Public, Albert P. Ahler and wife, Mattie B. Ahler, by Alberta Ahler Ross and A. Julian Ahler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, the 30 day of June, 1993.

Richard A. Hall
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 12, 1997.



conveyed, and it has full power, authority and right to convey the same; that said premises and land are free from all encumbrances; and that it will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part has hereunto set their hand and seal the day and year first above written.

ALBERT P. AHLER by Alberta Ahler Ross and A. Julian Ahler by Power of Attorney recorded in Misc. Book 88, Page 151 in the Register's Office for Roane County, Tennessee.

Alberta Ahler Ross

A. Julian Ahler

MATTIE B. AHLER by Alberta Ahler Ross and A. Julian Ahler by Power of Attorney recorded in Misc. Book 88, Page 153 in the Register's Office for Roane County, Tennessee.

Alberta Ahler Ross

A. Julian Ahler

VERLIE MAE LADD by Elizabeth Ann Waldron by Power of Attorney recorded in Misc. Book _____, Page _____ in the Register's Office for ~~Roane~~ Guilford County, ~~Tennessee~~.

~~STATE OF TENNESSEE~~ NORTH CAROLINA
~~COUNTY OF ROANE~~ GUILFORD

FOR VERLIE M. LADD BY
ELIZABETH ANN WALDRON

Personally appeared before me, the undersigned, a Notary Public, ~~Albert P. Ahler and wife, Mattie B. Ahler, by Alberta Ahler Ross and A. Julian Ahler,~~ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, the 6 day of ~~July~~ August, 1993.

Linda C. Carver
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 1, 1997.

LINDA C. CARVER
NOTARY PUBLIC
GUILFORD COUNTY, NC
Commission Expires 3-1-97

S 01°30'01"W
266.82'

N 59°52'W
16.69' Hub No. 323

EASEMENT (Typ.)

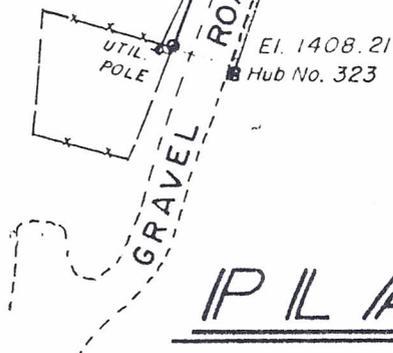
El. 1414.23
Hub No. 324

Utility Pole

S 20°30'43"W
200.19'

S 19°12'25"W
242.35'

PLAN



PLAN

SCALE: 1" = 50'

IARRIMAN UTILITY

