

O

GRANT OF TRANSMISSION LINE EASEMENT

FOR AND IN CONSIDERATION of the sum of

- - - - TWENTY-EIGHT and 12/100 - - - - Dollars (\$28.12),

cash in hand paid, receipt whereof is hereby acknowledged, we, the undersigned,

TOM EVANS (the same person as T. M. Evans) and wife DOROTHY EVANS

have this day bargained and sold, and by these presents do hereby grant, bargain, sell, transfer, and convey unto the United States of America, a permanent easement and right-of-way, for the following purposes, namely: the perpetual right to enter and to erect, maintain, repair, rebuild, operate, and patrol one or more electric power transmission lines, and one or more telephone and/or telegraph lines, including the right to erect such poles and other transmission line structures, wires, cables, and any necessary appurtenances; the right to clear said right-of-way and keep the same clear of brush, timber, inflammable structures, and fire hazards; and the right to remove danger trees, if any, located beyond the limits of said right-of-way; all over, upon, across, and under the following described land, to-wit:

A certain tract or parcel of land lying in the 1st Civil District of Roane County, Tennessee, containing 25.2 acres, more or less, being the same property conveyed to T. M. Evans by deed of Bob Parker, Clerk of the County Court, dated 15 March 1940, recorded in Deed Book O, Vol. 5, page 232, Register's Office, Roane County, Tennessee.

The easement and right-of-way hereby granted covers a strip of land 100 feet in width across the above described lands, and is more particularly located and described as follows:

TRACT NO. HP-5

A strip of land for a transmission line right of way 100 feet wide, lying 50 feet on each side of the center line of the Harriman-Petros transmission line location, in the First Civil District of Roane County, Tennessee, as shown on a map filed in the Recorder's office of Roane County, through the land of Tom Evans, the center line of the location through the land of Tom Evans being more particularly described as follows:

Beginning at a point where the center line crosses the southwest line of Tom Evans' land, which is the northeast line of the Tennessee Utilities Corporation's land, at survey station 18 + 05 on the center line of the transmission line location, said point being S. 34° 08' E., 4.5 feet from a railroad iron, a corner of the lands of Tom Evans, and the Tennessee Utilities Corporation; thence N. 35° 56' E., 960.1 feet to survey station 27 + 65.1; thence N. 37° 31' E., 445.9 feet to a point where the center line crosses the northeast line of Tom Evans' land, which is the southwest line of G. F. Porter's land, at survey station 32 + 11.

The above described strip of land is a continuous right of way through said property between the above named southwest and northeast property lines and has a net length of 1406 feet along the center line, and contains 3.2 acres, more or less.

TO HAVE AND TO HOLD the said easement and right-of-way to the United States of America, its successors and assigns, forever.

We covenant with the said United States of America that we are lawfully seized and possessed of said real estate, have a good and lawful right to convey the same, that the same is free of all encumbrances, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

We do further covenant and agree that the payment of the purchase price above stated is accepted by us as full compensation for all damage incidental to the exercise of any of the rights above described, including any depreciation in the value of the land resulting from the granting of this easement; EXCEPT that the United States of America shall remain liable for any additional damage which may be caused to the property of the undersigned by its construction forces or by the construction forces of its agents and employees, in the erection and maintenance of said lines.

IN WITNESS WHEREOF, we have hereunto affixed our signatures, this 25 day of July 1940.

Tom Evans
Dorothy Evans

STATE OF
COUNTY OF

TENNESSEE
ROANE

On this 25 day of July, 1940, before me personally appeared Tom Evans and Dorothy Evans his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand, at office, this 25 day of July, 1940.

Gomer D. Haskins

GRANT
OF
Transmission Line Easement

TOM EVANS
TO
THE UNITED STATES OF AMERICA

STATE OF TENNESSEE

COUNTY OF Roane

Received for record the 25
day of July, A. D., 19 40,
at 9⁰⁰ o'clock, A. M.

Noted in Note Book E

Page 89, and Recorded in Book of

Deeds Q, Volume 5

Page 79 & 80

Witness my hand.

Fee Paid .50

Oliver P. Staples
County Register.