

GRANT OF TRANSMISSION LINE EASEMENT

FOR AND IN CONSIDERATION of the sum of

- - - - FIVE and no/100 - - - - Dollars (\$5.00),

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

WILLARD HALL, CHARLES T. HALL, and RUBY HALL JULIAN

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 24.8 acres, more or less, being the
same property conveyed to Willard Hall et al,
by deed of Davie Hall and wife, dated 21 August
1935, recorded in Deed Book K, Vol. 5, page 266,
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-12

A triangular portion of 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 Willard Hall et al, said portion lying south of and adjacent to the north right of way line of the location, and being more particularly described as follows:

Beginning at a point in the center of a road, a corner of the land of Willard Hall et al, Charles S. Smith, and the Frank P. Dickey Estate, said point being

N. 12° 49' W., 43 feet from survey station 103 + 84 on the center line of the transmission line location; thence, with the center line of the road and Willard Hall et al's west line, N. 12° 49' W., 7.1 feet to a point; thence, with a line that is 50 feet from and parallel to the center line of the location, N. 74° 06' E., 34.1 feet to a point in the south line of Willard Hall et al's land; thence, with Willard Hall et al's south line, S. 62° 31' W., 35.2 feet to the point of beginning; and containing 0.003 acre, 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 23 day of July, 1940.

Charles T. Hall
Willard Hall
Ruby Hall Julian

STATE OF TENNESSEE
COUNTY OF ROANE

On this 23 day of July, 1940, before me personally appeared Willard Hall, Ruby Hall Julian and Charles T. Hall ~~this 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 23 day of July, 1940.

Genevieve D. Kaskina
Notary Public.

My commission expires 15 July 1943

HP-12

GRANT
OF
Transmission Line Easement

WILLARD HALL, ET AL
TO
THE UNITED STATES OF AMERICA

STATE OF TENNESSEE

COUNTY OF Roane

Received for record the 24
day of July, A. D., 1940,
at 9⁴⁵ o'clock, A. M.

Noted in Note Book EPage 89, and Recorded in Book ofDeeds Q, Series Volume 5Page 75-76

Witness my hand.

Fee Paid 1.50

Oliver T. Staples
County Register.
