

GRANT OF TRANSMISSION LINE EASEMENT

HR-1

FOR AND IN CONSIDERATION of the sum of

TWENTY-FIVE and 00/100----- Dollars (\$ 25.00),

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

ARTHUR H. GORDON, the same person as Arthur Gordon, and wife,
DOLLIE GORDON,

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 situated in the First Civil District of Roane County, Tennessee, containing 1-1/4 acres, more or less, and being the same land conveyed to Arthur Gordon and wife, Dollie Gordon, by J. J. McNew and wife by deed dated February 7, 1944, and recorded in Deed Book B-6, page 336, in the Register's office of Roane County, Tennessee, to which deed reference is hereby made for a more particular description of said land.

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:

A strip of land for a right of way lying in the First Civil District of Roane County, Tennessee, as shown on a map entitled "Harrimar-Rockwood Transmission Line" filed in the office of the Register of Roane County, said strip being 100 feet wide, lying 50 feet on each side of the base line of a survey for a transmission line location, the base line of the survey being more particularly described as follows:

Beginning at a point where the base line crosses the center line of a road, which is the east line of Arthur Gordon & Wife's land and west line of the land acquired by the Tennessee Valley Authority in the name of the United States of America, at survey station 14.33 on the base line of the survey, said point being

102.5 feet, as measured along the center line of the road in a southerly direction, from a corner of the lands of Arthur Gordon & Wife, and the United States of America; thence S. 79° 39' W., 204.0 feet to survey station 6 + 87.0; thence S. 36° 11' W., 26.5 feet to a point where the base line crosses the east right of way line of the C. N. C. & T. P. Railway at survey station 7 + 13.5.

The above described strip of land is a continuous right of way 100 feet wide through the said property between the above named boundary lines and has a net length of 230.5 feet along the base line.

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 subscribed our names on this the 29 day of November, 1945.

Arthur H. Gordon
Arthur H. Gordon

Dollie Gordon
Dollie Gordon

STATE OF TENNESSEE
COUNTY OF ROANE

On this _____ day of _____, 19 45, before me personally appeared Arthur H. Gordon his wife, to me known and Dollie Gordon to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

WITNESS my hand, at office, this _____ day of _____, 19 45.
I certify that I have qualified in the above named county as a Notary Public as provided in

day of _____, 19 45.

P. J. P.

250

GRANT
OF
Transmission Line Easement

TO
THE UNITED STATES OF AMERICA

STATE OF TENNESSEE

COUNTY OF Roane

Received for record the 30
day of November, A. D., 1945,
at 10:06 o'clock, A.M.

Noted in Note Book E,
Page 324, and Recorded in Book of
Deeds 16-Service 6,
Page 3.

Witness my hand.

Fee Paid
Chas. R. Staples
County Register.

My commission expires: