

# GRANT OF TRANSMISSION LINE EASEMENT

HR-18

FOR AND IN CONSIDERATION, of the sum of  
NINETY-SIX and 20/100 - - - - - Dollars (\$ 96.20 ),  
cash in hand paid, receipt whereof is hereby acknowledged, we, the undersigned,

ROY A. ROBERTS, BLANCHE ROBERTS and CAROL WATSON YEARGAN

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 Fifth Civil District of Roane County, Tennessee, and being the same land devised to Roy A. Roberts, Blanche Roberts, and Carol Watson (now Carol Watson Yeargan) by Edward Carroll Roberts by Will of record in Will Book 1, page 56, in the office of the County Court Clerk of Roane County, Tennessee, also being the same land conveyed to E. C. Roberts by W. C. Shaw et al by deed dated October 16, 1911, and recorded in Deed Book A-4, page 508, in the Register's office of Roane County, Tennessee.

Reference is hereby made to the foregoing instruments 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 Fifth Civil District of Roane County, Tennessee, as shown on a map entitled "Harriman-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 a fence line, which is the northeast line of the land of the E. C. Roberts Estate and the southwest line of Harry A. Carter & Wife's land, at survey station 213 + 27 on the base line of the

survey, said point being S. 53° 57' E., 132 feet from a corner of the lands of the E. C. Roberts Estate, and Harry A. Carter & Wife; thence S. 62° 31' W., 2310 feet to a point where the base line crosses a fence line, which is the west line of the land of the E. C. Roberts Estate and the east line of Lula Carroll & Husband's land, at survey station 236 + 37, said point being N. 16° 11' W., 1280 feet from the intersection of the property line with the north line of the T. C. Railway right of way.

The above described strip of land is a continuous right of way 100 feet wide through the said property between the above named northeast and west property lines and has a net length of 2310 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.

Roy A. Roberts  
Roy A. Roberts

Blanche Roberts  
Blanche Roberts

Carol Watson Yeargan  
Carol Watson Yeargan

STATE OF TENNESSEE  
COUNTY OF ROANE

On this 29 day of November, 1945, before me personally appeared Roy A. Roberts, Blanche Roberts and Carol Watson Yeargan ~~his~~ 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 29 day of November, 1945.  
I certify that I have qualified in the above named county as a Notary Public as provided in Chapter 193, Public Acts 1935.

Lewis H. Connor  
Notary Public.

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GRANT  
OF  
Transmission Line Easement

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TO  
THE UNITED STATES OF AMERICA

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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 26 Series 6,  
Page 31.

Witness my hand.

Fee Paid.

Oliver R. Staples  
County Register.

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