George H. Lockett
ATTORNEY AT LAW
315 DEVONIA STREET
HARRIMAN, TENNESSEE 37748
P. O. BOX 436
PHONE 615-882-0361

April 14, 1988

Harriman Utility Board
P.O. Box 434
Harriman, TN 37748

IN RE: Up-dated title, Property of Clarence David Heidel Jr. acquired for sub-station site, Morgan County, TN

Supplementing my letter to you of April 13, 1988, this letter is to advise you that by Deed dated April 13, 1988, Clarence David Heidel, Jr. conveyed to the City of Harriman for the use and benefit of the Harriman Utility Board the 1.57 acres which you had furnished to me as necessary to be acquired for a sub-station site.

Therefore my report of April 13, 1988, is updated as follows: By Deed dated April 13, 1988 from Clarence David Heidel, Jr., an unmarried man, conveyed to the City of Harriman, Tennessee, for the use and benefit of its Harriman Utility Board, 1.57 acres, which Deed was recorded at 9:00 a.m. on April 14, 1988, in Warranty Deed Book T-7, Page 448, Office for the Register for Morgan County, Tennessee.

Title examination has been made by me from April 12, 1988, at 8:30 a.m. to April 14, 1988, at 9:00 a.m. of the records in the office of the Register for Morgan County, Tennessee, involving the 1.57 acre tract which was fully described in said Deed of April 13, 1988.

I find no other change of record except the aforementioned Deed vesting title in the City of Harriman.

With the above exception, my title report of April 13, 1988, remains unchanged.

This examination covers title from April 12, 1988 at 8:30 a.m. to April 14, 1988, at 9:00 a.m. and is subject to all matters set forth in my report of April 13, 1988, and any matter affecting title to the subject property not filed of record within the period herein certified.

I enclose herewith the original Warranty Deed which has been recorded as aforesaid, together with my bill for services rendered and the original title report of April 13, 1988. This would appear to close out this matter.

Mr. Heidel was concerned with any damage that might be done to adjoining properties during the construction of the sub-station, however, I assured him that the Harriman Utility Board would be instructed to stay on the 1.57 acre tract and that if any damage was done to any of the property, the agency or person doing same would be liable for it.

Respectfully submitted,

George H. Lockett

GEORGE H. LOCKETT, Attorney

GHL/sk

Enclosures

George H. Lockett
ATTORNEY AT LAW
315 DEVONIA STREET
HARRIMAN, TENNESSEE 37748
P. O. BOX 436
PHONE 615-882-0361

April 13, 1988

Harriman Utility Board
P.O. Box 434
Harriman, Tennessee 37748

IN RE: Property of Clarence D. Heidel, Jr.,
Morgan County, Tennessee

As per your instructions, I have examined the indexes of the public records in the office of the Register of Deeds for Morgan County, Tennessee, and the instruments reflected thereby and the tax records for the period and purpose hereinafter set forth with regard to the following described Morgan County real estate:

Situated in District number two (2) of Morgan County, Tennessee, and located generally in what is known as the Mossy Grove Community, and more particularly described as follows, to wit:

Beginning on an iron pin in the North R/W line of Petit Lane, Peter's corner, approximately 2500 feet East of Petit Lane's intersection with U.S. Highway No. 27, thence with the Peters old fence line North 12 degrees 12 minutes East a distance of 221.0 feet to an iron pin at the Heidel corner; thence with the Heidel line two (2) calls as follows: South 86 degrees 43 minutes East a distance of 322.74 feet to an iron pin in a field near a drain; South 15 degrees 30 minutes West a distance of 200.0 feet to an iron pin on the North Road Bank of Petit Lane near its intersection with Heidel Mill Road; thence with the North R/W line of Petit Lane three chord calls as follows: South 74 degrees 37 minutes West a distance of 71.48 feet to a utility pole; North 87 degrees 22 minutes West a distance of 142.22 feet to an iron pin; North 85 degrees 49 minutes West a distance of 104.77 feet to the point of beginning, containing 1.57 acres, according to survey of Richard Hall, engineer.

A search of the Morgan County records disclosed the following:

By Deed dated January 18, 1946, executed by Ollie Petitt and Louise Petitt, single persons, and recorded on January 22, 1946, in Warranty Deed Book Q-4 page 559, Morgan County Register's Office, a tract of 125 acres, more or less, was conveyed to Clarence D. Heidel. This appears to be property of which the subject property was then a part.

On June 25, 1962 a decree was entered in the Chancery Court for Morgan County, Tennessee, in the case of Lois Faye Davis Heidel, Complainant versus Clarence David Heidel Sr. et al., which Decree was entered in minute book 9 pages 142-148, Clerk & Master's Office and which was recorded in Deed Book S-5 Page 311 et seq., in the Morgan County Register's Office, which Decree divested the Complainant of the real estate described therein, including the subject property, invested same in the Defendant, Clarence David Heidel, Sr.

By Quit Claim Deed dated June 28, 1962, and recorded February 13, 1963 in Warranty Deed Book R-5 page 496, Morgan County Register's Office, Lois Faye Davis Heidel conveyed to Clarence David Heidel Sr., the property therein described, including the subject property. The Divorce Decree shows that these parties have one son Clarence David Heidel, Jr., born February 28, 1947.

On November 29, 1962, Clarence David Heidel, unmarried, executed a Deed of Trust to the Federal Land Bank of Louisville, E. V. Landers, trustee, describing property of which the subject property was then a part, in which Deed of Trust secured to said Federal Land Bank an indebtedness evidenced by a Promissory Note in the original principal sum of $8,200.00 with the last installment being due October 1, 1988. This Deed of Trust was recorded in the Register's Office for Morgan County, Tennessee, in Trust Deed Book V-2 Page 205.

The records in the office of the County Court Clerk for Morgan County, Tennessee, disclosed that Clarence David Heidel, Sr., died intestate a resident of Morgan County, Tennessee, on August 23, 1965 and that Clarence David Heidel Jr., was the son of the said Clarence David Heidel, Sr., his sole heir at law and next of kin and sole beneficiary.

I am advised that the within certification is requested for the purpose of determining whether or not the Harriman Utility Board will purchase the first above described property as a site for a substation in Morgan County, Tennessee, and this certification was made to Harriman Utility Board only.

I am of the opinion that Clarence David Heidel, Jr., is the owner of and can convey good title to the subject property based on the above and following reservations, limitations and restrictions:

(NOTE: It is my understanding that Clarence David Heidel, Jr., is an unmarried man and this certification is made on that basis.)

1. Taxes: The property of which the subject property is a part is shown on the Morgan County Tax Records in the name of Clarence David Heidel, Sr., as being in District Number 2, Map number 119 on Parcel 04200 on Petit Lane and refers to Deed Book R-5, Page 496. For your information the property of which the subject property is a part is assessed for $10,075.00 and shows an appraised value land of $38,100.00 and building of $2,200.00 for a total appraised value of $40,300.00. The 1988 taxes constitute liens not yet due nor payable. 1987 taxes in the amount of $569.24 were paid on February 9, 1988.

2. Subject to the outstanding Deed of Trust in favor of Federal Land Bank of Louisville, recited above, as being of record in Trust Deed Book V-2, Page 205, Morgan County Register's Office. I have talked with the Knoxville Office of the Federal Land Bank of Louisville who has the subject loan and am advised that if same is paid by April 20, 1988, it will be in the total sum of $187.25.

3. This certification is subject to all questions of survey, including survey variations and boundary disputes, if any, rights of persons occupying property under agreements not of record, bankruptcy proceedings, inheritance and other tax liens not recorded in Register's Office of Morgan County, Tennessee, estate claims, unrecorded furnishers' and mechanics' liens, claims on fixtures arising under Uniform Commercial Code, governmental building and zoning regulations, on the ground and under the ground easements, including dedication of public ways, and any fact that a physical examination of the property would disclose.

My examination of record title extended back to January 22, 1946 and my adverse examination and this certification covers the period for 30 years next preceeding the date of this certification which extends to April 12, 1988 at 8:30 o'clock a.m. and is for the purpose aforesaid.

Respectfully submitted,

George H. Lockett

GEORGE H. LOCKETT, Attorney

GHL/sk

TENNESSEE WARRANTY DEED

Courier-News, Clinton, TN 37716 1985

WARRANTY DEED

This Indenture, Made this 13th day of April, A.D. 19 88, between

CLARENCE D. HEIDEL, JR., an unmarried man, presently of

of Hamilton County in the State of Tennessee, party of the first part, and

City of Harriman, Tennessee, a municipal corporation organized under the laws of the State of Tennessee, for the use and benefit of its

of Harriman Utility Board, Party of the second part.

MORTGAGEE: NONE

Witnesseth: That the said party of the first part, for and in consideration of the sum of One ($1.00) Dollar and other good and valuable considerations

to him in hand paid by the said party of the second part, the receipt of which is hereby acknowledged,

has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto the said

party of the second part, the following described premises and land, to wit, situate in District No.: Two of Morgan County, Tennessee, and located in generally what is known as the Mossy Grove Community, and more particularly described as follows, to wit:

Beginning on an iron pin in the North R/W line of Petit Lane, Peter's corner, approximately 2500 feet East of Petit Lane's intersection with U.S. Highway No. 27, thence with the Peters old fence line North 12 degrees 12 minutes East a distance of 221.0 feet to an iron pin at the Heidel corner; thence with the Heidel line two (2) calls as follows: South 86 degrees 43 minutes East a distance of 322.74 feet to an iron pin in a field near a drain; South 15 degrees 30 minutes West a distance of 200.0 feet to an iron pin on the North Road bank of Petit Lane near its intersection with Heidel Mill Road; thence with the North R/W line of Petit Lane three chord calls as follows: South 74 degrees 37 minutes West a distance of 71.48' to a utility pole; North 87 degrees 22 minutes West a distance of 142.22 feet to an iron pin; North 85 degrees 49 minutes West a distance of 104.77 feet to the point of beginning, containing 1.57 acres, and being a part of that property conveyed to Clarence D. Heidel, Sr., by Lois Faye Davis Heidel by Q.C.D. dated June 28, 1962 and recorded on February 13, 1963 in Deed Book R-5, page 496, Office of the Register for Morgan County, Tennessee, and being also a part of the 74.7 acre, more or less, tract of land described in deed book Q, Volume 4, pages 559, 561, said Register's Office.

Clarence D. Heidel Sr., died intestate a resident of Morgan County, Tennessee, on or about the 23rd day of August, 1965, his estate being probated in said county, and leaving as his sole and only heir at law and next of kin and beneficiary,

Registered for record this 14th day of April, 1988 at 10:00 A.M.
JAMES W. JONES, Register
MORGAN COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ TAX Exempt, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. George H. Lockett, agent
Affiant

Subscribed and sworn to before me this the 14 day of April, 19 88

My commission expires 8-31, 19 90 James W. Jones
~~Notary Public~~ Register

This instrument prepared by George H. Lockett, Attorney Address P.O. Box 436, Harriman, TN 37748

Name of person or agency responsible for the payment of the real property taxes.

Name City of Harriman Address c/o Harriman Utility Board, P.O. Box 433 Harriman, TN 37748

the said Clarence D. Heidel, Jr.

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 party of the first part, for himself and for his heirs, executors and administrators, do es hereby covenant with the said party of the second part, its heirs and assigns, that he is lawfully seized in fee-simple of the premises and land above conveyed, and has full power, authority and right to convey the same; that said premises and land are free from all encumbrances;

and that he 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 party of the first part has hereunto set his hand and seal the day and year first above written.

Clarence D Heidel Jr (L.S.)
CLARENCE D. HEIDEL JR

Signed, sealed and delivered in presence of: (L.S.)

(L.S.)

(L.S.)

(L.S.)

STATE OF TENNESSEE, MORGAN COUNTY
The foregoing instrument and certificate were noted in Note Book M, Page 102 At 9:00 O'clock AM 4-14-1988 and recorded in W.B. Book T, Series 2 Page 448
Tax Paid $ Fee Recording Fee 8.00 Total $ 8.00
Witness My Hand.
Receipt No. 44653
James W. Jones
JAMES W. JONES
Register

STATE OF TENNESSEE

HAMILTON **County** } ss.

Personally appeared before me, the undersigned, a Notary Public in and for said County, the within named bargainors, Clarence D. Heidel Jr.,

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of April, A.D. 19 88

My Commission Expires July 17, 1990, 19

George H. Lockett
State at Large
Notary Public.

STATE OF ____________________ }
____________________ **County** } **ss.**

Personally appeared before me, ____________________, a Notary Public in and for said County, the within named bargainors ____________________

____

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ________ day of ____________________, A.D. 19____

My Commission Expires ____________________, 19____ ____________________, Notary Public.

STATE OF ____________________ }
____________________ **County** } **ss.**

Personally appeared before me, ____________________, a Notary Public in and for said County, the within named bargainors ____________________

____

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ________ day of ____________________, A.D. 19____

My Commission Expires ____________________, 19____ ____________________, Notary Public.

STATE OF ____________________ }
____________________ **County** } **ss.**

Personally appeared before me, ____________________, a Notary Public in and for said County, the within named bargainors ____________________

____

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that __he__

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ________ day of ____________________, A.D. 19____

My Commission Expires ____________________, 19____ ____________________, Notary Public.

STATE OF ____________________ }
COUNTY OF ____________________ } **ss.**

Before me, ____________________, a Notary Public of the state and county aforesaid, personally appeared ____________________, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged ________ to be the ____________________ of the ____________________ ____________________, the within named bargainor, a corporation and that ________ as such ____________________ ____________________, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____________________ as ____________________

____

Witness my hand and official seal at office this ________ day of ____________________, A.D. 19____

My Commission Expires ____________________, 19____ ____________________, Notary Public.

WARRANTY DEED

Clarence D. Heidel, Jr.

TO

City of Harriman, Tennessee

STATE OF TENNESSEE

_____ COUNTY.

Register's Office

Received for record the _____ day of

_____, A.D. 19_____

at _____ o'clock _____M. Noted in Note

Book _____, and recorded in

Book of Deeds _____, Vol. _____, Page _____

Fee paid $_____

Witness my hand,

_____, Register.

Printed and Sold by
Clinton Courier-News
Clinton, Tennessee 37716