

Taxpayer name and
address is Grantee
unless noted herein.

#207

Badger and Crass
ATTORNEYS AT LAW
OLD COURT SQUARE
KINGSTON, TENNESSEE 37764

WARRANTY DEED

THIS INDENTURE made this 28th day of July , 1982 ,

between

CARDIFF VALLEY DEVELOPMENT CORP.

of Roane County, Tennessee, hereinafter called grantors; and

THE CITY OF HARRIMAN, TENNESSEE

whose address is:

P.O. Box 434
Harriman, TN 37748

hereinafter called grantees.

WITNESSETH:

That the said grantor, for and in consideration of the sum of One Dollar (\$1.00) cash and other good and valuable considerations to them in hand paid by the said grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and do hereby grant, bargain, sell, and convey unto said grantees the following described premises, lying and being in the Fifth Civil District of Roane County, Tennessee, and more particularly described as follows, to-wit:

TRACT I:

For a point of beginning, start on FARIS No. 2 Triangulation Station; thence North 44 degrees 51 minutes 12 seconds East 413.92 feet to railroad spike in driveway designated point C; thence North 18 degrees 40 minutes 41 seconds West, 2018.20 feet to a railroad spike in dirt near a buried tank and designated point F; thence North 25 degrees 30 minutes 57 seconds East 311.05 feet to a yellow plastic stake near the centerline of the T.V.A. 69KV right of way; thence North 13 degrees 58 minutes 57 seconds East 150.34 feet to a yellow stake in woods; thence North 6 degrees 33 minutes 57 seconds East 46.0 feet to an iron pin, said pin being the most northerly corner of the Albert Ahler property; thence South 7 degrees 27 minutes West 540 feet along the common line between Ahler and Cardiff Valley Development to the point of beginning, said point of beginning being an iron pipe near an orange stake marked corner; thence South 14 degrees 49 minutes East 150.0 feet to an axle hub painted orange; thence South 53 degrees 00 minutes West 120.75 feet to a 1 inch angle iron; thence North 4 degrees 08 minutes West 200.0 feet to a 1 inch angle iron 25 feet from a spur track; thence North 75 degrees 54 minutes East 74.7 feet to the point of beginning, containing 0.36 acres.

For title reference see Deed Book R-9, Page 496, Roane County Register's Office.

TRACT II:

A 60-foot wide perpetual easement lying 30 feet on either side of the following described center line:

Begin at a point 54.8 feet South 75 degrees 54 minutes West of the northeast corner of the perviously described substation site; thence along the center line of the 69 KV transmission line North 4 degrees 27 minutes East, 332.5 feet to a pole in the center of the T.V.A. 100 foot right of way.

TRACT III:

A 40-foot wide perpetual easement lying 20 feet on either side of the following center line:

Begin at a point 30.15 feet South 53 degrees 00 minutes West of the southeast corner of the previously described substation site; thence South 19 degrees 35 minutes 09 seconds East 165 feet more or less to the north line of the Tennessee Forging Steel property.

TRACT IV:

For a point of beginning start at the southeast corner of the above mentioned substation site and proceed as follows: thence South 53 degrees 00 minutes West 30.15 feet; thence South 19 degrees 35 minutes 09 seconds East 539.77 feet; thence South 10 degrees 42 minutes 35 seconds East 871.16 feet; thence South 83 degrees 36 minutes 21 seconds West 307.4 feet; thence South 8 degrees 18 minutes East 20 feet to a point in the north right of way of the Southern Railroad and also the southern property line of Tennessee Forging Steel, this is the point of beginning; thence South 08 degrees 18 minutes East 600 feet more or less to the north right of way of U.S. 27

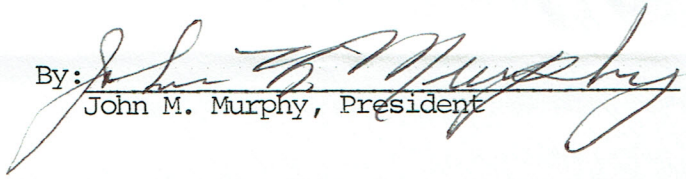
with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead, Dower, and Curtesy therein. TO HAVE AND TO HOLD the said premises to the said grantees, their heirs and assigns forever.

The grantors for themselves, their heirs and assigns, executors, and administrators, do hereby covenant with the said grantees, their heirs and assigns, that they are lawfully seized and possessed of said premises, have full power, authority, and right to sell and convey the same, and that said premises are free and unencumbered except for current taxes which are to be prorated as of the date of this instrument and any other encumbrances set out herein, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Any noun, verb, pronoun, appositive, or other word herein having gender or number shall be construed as having the same gender and number as indicated by the names inserted in paragraph one (1) of this instrument.

IN WITNESS WHEREOF, the said grantors have hereto set their hands and seals the day and year first above written.

CARDIFF VALLEY DEVELOPMENT CORP.

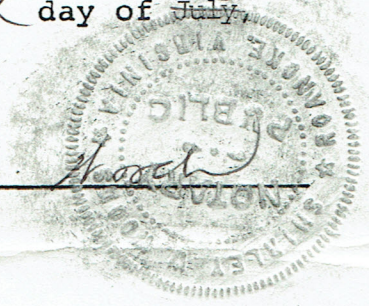
By: 
John M. Murphy, President

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STATE OF TENNESSEE)
) ss.
COUNTY OF ROANE)

Before me, a Notary Public of the State and County
aforesaid, personally appeared JOHN M. MURPHY
with whom I am personally acquainted and who, upon oath,
acknowledged himself to be the President of the
CARDIFF VALLEY DEVELOPMENT CORP.
the within named bargainor, a corporation, and that he as
such President, being authorized so to do, executed the fore-
going instrument for the purposes therein contained, by
signing the name of the Corporation by himself as President.

WITNESS my hand and official seal, at office, in
Kingston ~~Roanoke~~ ^{Virginia}, Tennessee, on this the ~~6th~~ ^{August} day of ~~July~~
1982.


Shirley M. Houch
Notary Public

My commission expires: April 2, 1984

Virginia Roanoke City
STATE OF ~~TENNESSEE~~, ~~ROANE COUNTY~~

~~I, or we, hereby swear or affirm that the actual consideration
for this transfer, or value of the property transferred, which-
ever is greater, is \$ _____, which amount is equal to,
or greater than, the amount which the property transferred would
command at a fair voluntary sale.~~

~~_____~~
~~affiant~~

~~_____~~
~~affiant~~

~~Subscribed and sworn to before me, the undersigned authority
this _____ day of _____, 1978.~~

~~Notary Public _____~~

~~My commission expires: _____~~

