

ELECTRIC EASEMENT

For and in consideration of the sum of \$ 1.00 paid, receipt of which is hereby acknowledged, I, James + Rose Marie Hedford hereinafter referred to as the Grantor, grant unto the Harriman Utility Board, operating agency for the City of Harriman, Tennessee, a perpetual easement described as follows;

A strip thirty feet (30') in width, lying fifteen feet (15') on either side of the center line of an electric power distribution line to be installed on the hereinafter described property at the location agreed to by the parties hereto.

For the purposes of installing, operating and maintaining said electric power distribution line as well as rights of ingress and egress to and from said line for these purposes over the following described property:

Situated in the 2nd Civil District of Roane County, Tennessee, being that property owned by the Grantor and referenced by deed, or deeds, of record in the Office of the Registrar for Roane County, Tennessee, as described in Deed Book K-20, Page 452 and shown on the Roane County Tax Map Number 13, Parcel Number 38.03

This conveyance is made subject to the following restrictions and guidelines:

A. No building or other structure, other than fences, will be constructed or located within the described easement area nor will trees be planted without the express written permission of the Harriman Utility Board.

B. Initial right of way clearing shall be performed by the Grantor, or the party the line is being built to serve if different from the Grantor, according to the Harriman Utility Board specifications as follows: All trees and underbrush shall be cleared within the thirty foot (30') right of way including any and all limbs protruding into said right of way so that the finished right of way shall be cleared from ground to sky. Any dead or leaning trees which may constitute a future hazard to the line shall also be removed or topped as necessary even if they are outside the prescribed easement area.

C. If underground facilities are to be installed, the right of way shall be cleared as described above. In addition, all stumps, rocks or other obstructions shall be removed and the entire thirty foot (30') easement area graded to within two inches (2") of final grade.

D. The Harriman Utility Board shall have the right to trim, cut or remove any tree, shrub or other obstruction placed on said easement area which, in its opinion, interferes with the safe and efficient operation of its facilities.

E. The Grantor reserves the right to use said easement area for any other purposes which do not interfere with the construction, installation, operation, maintenance, alteration, repairs, removal, etc. of the electric distribution lines performed by the Harriman Utility Board or its contractor.

Page 1 of 2

BK/PG: 1216/43-44

07001357

2 PGS - AL - EASEMENT	
DENISE BATCH: 10968	
02/09/2007 - 09 10 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
CF FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, ROANE COUNTY

SHARON BRACKETT
REGISTER OF DEEDS

C.H. & Frankie Robinson
218 AB Lane Rd
Harriman, TN

This instrument was prepared
by Chuck Flora
Harriman Utility Board

The Grantor certifies that they are the owner of the afore described property and have a perfect right to enter into this agreement and will defend the title to said property against any persons claiming otherwise.

This easement signed this 30th day of October, 2006.

Signature of owner or owners

James W. Ledford
+ Rose Marie Ledford

State of Tennessee
County of Anderson

On Oct 30, 2006,
_____ personally appeared before me,

_____ who is personally known to me

_____ whose identity I proved on the basis of DL

_____ whose identity I proved on the oath/affirmation of _____,
_____, a credible witness

to be the signer of the above instrument, and he/she/they acknowledged that he/she/they signed it.

Theresa L. Platt-Comer
Notary Public

My commission expires 9-24-2008

Document prepared by Chuck Flora, Manager, Harriman Utility Board, PO Box 434,
Harriman, TN 37748



