

THIS INSTRUMENT PREPARED BY: DARRY GLEN REYNOLDS

MAP 139 PARCEL 032.00

QUIT CLAIM DEED

THIS INDENTURE, made this the 3rd day of Jan., 2002, between **SHERRY JUNE REYNOLDS, a single person of Morgan County, Tennessee**, hereinafter referred to as Grantor, whether one or more, and **DARRY GLEN REYNOLDS a single person of 1001 Camp Austin Road, Oakdale, TN 37829**, hereinafter referred to as Grantee, whether one or more.

WITNESSETH

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and quitclaimed, and does hereby grant, bargain, sell, convey, remise, release and quitclaim unto the said Grantee, the following described premises to wit:

SITUATED IN THE **TENTH (10)** Civil District of Morgan County, Tennessee, and more particularly described as follows:

BEGINNING on a white oak, the same being Entsminger's southeast corner and on which Reynolds and Honeycutt's land corner; thence west to Venable Clark's corner on the west side of the old County Road leading from Oakdale to Deermont, Tn; thence north with said old County Road to a white oak standing on the west side of said old road; thence east with the right of way of the new County Road leading from Oakdale to Deermont, Tn, to the beginning, containing 3 acres more or less.

Being the same property described and recorded at I-7, page 650, X-8, page 170, Z-8, page 943 and D-9, page 458, Morgan County Register's Office.

and all the estate, right, title and interest of the Grantor therein, 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 Grantee and Grantees' personal representatives, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on the day and year first above written.

Sherry June Reynolds
SHERRY JUNE REYNOLDS

JAMES W. JONES
MORGAN CO

Received for recording in

3rd day of Jan

ELECTRIC EASEMENT

For and in consideration of the sum of \$ 1.00 paid, receipt of which is hereby acknowledged, I/we, Darryl G Reynolds, 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 10 Civil District of MORGAN County, Tennessee, being that property owned by the Grantor and referenced by deed, or deeds, of record in the Office of the Registrar for Morgan County, Tennessee, as described in Deed Book D-9, Page 458 and shown on the Morgan County Tax Map Number 139, Parcel Number 32.00

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.

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 3rd day of June, 2004.

Signature of owner or owners

Darry Reynolds

State of Tennessee
County of Roane

On June 3, 2004, Darry Reynolds personally appeared before me,

☒ who is personally known to me
☐ whose identity I proved on the basis of _____
☐ 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.



Rebecca A Cochran
Notary Public

My commission expires 7-18-05.

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

