

# OFFICIAL RECEIPT

JAMES W. JONES

REGISTER OF MORGAN COUNTY, TENNESSEE

No 5396

Wartburg, Tenn. 3-4-77

Received of Wolfe Branch Utility Dist.

For

Greater of  
Consideration  
or Value

Transfer Item S(a)	Mortgage Item S(b)
\$ 50.00	

From William E. Kaufman

To Wolfe Branch Utility Dist.

Notebook Reference Book K Page 342

Cash ☐ Check ☐ R of W # 249, 541

## Recording Fees:

Warranty Deed \$

Trust Deed \$

Certified Copy and  
Marginal Release \$

U. C. C. ~~Ref~~ \$

Miscellaneous \$

State Tax: Easement 4.00

Transfer—Item S(a) \$

Mortgage—Item S(b) \$

Register's Fee \$

Other Revenue: \$

Total \$ 4.00

James W. Jones

REGISTER

DEPUTY REGISTER





EASEMENT

This Indenture, Made this 29th day of November, A. D. 1976, between WILLIAM E. KAUFMAN, and wife, MARILYN RUTH KAUFMAN, of Roane County, Tennessee, grantor and WOLFE BRANCH UTILITY DISTRICT OF ROANE AND MORGAN COUNTIES, TENNESSEE, grantee.

WITNESSETH:

That the grantors, for and in consideration of the sum of One (\$1.00) Dollar to them in hand paid by the grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell, and convey a perpetual easement unto the said grantee, the following described premises, to wit:

An easement located in the First Civil District of Roane County being 8 foot wide with the centerline of the easement described as follows:

BEGINNING at a stake of the north edge of Riggs Chapel Road approximately 590 feet southeast toward Harriman from the bridge crossing Clifty Creek; thence N. 12 deg. 49 min. West along the edge of an old road bed for a distance of 116.3 feet to a stake; thence N. 00 Deg. 02 min. W. continuing along the old road bed for a distance of 101.1 feet to a stake; thence N. 10 deg. 37 min. E. crossing Clifty Creek and continuing along the old road bed for a distance of 148.6 feet to a stake in the South edge of Riggs Chapel Road.

And the grantors do covenant that they are seized of said premises in fee and have the right to convey the same perpetual easement; that the same is free from encumbrances; and that they warrant and defend said title to the same against the claims of all persons whomsoever.

In Witness Whereof, I have hereto set my hand this 29 day of Nov. 1976.

William E. Kaufman  
William E. Kaufman

Marilyn Ruth Kaufman  
Marilyn Ruth Kaufman

Rebecca K. McClurken  
Affiant

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is \$ 5000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this the 4th day of March 1977.

James W. Jones  
Notary Public or Register

Received for record the 4th day of March, 1977 at 10:37 A.M.  
JAMES W. JONES, Register  
MORGAN COUNTY

EXHIBIT

This document is a copy of the original document, which is a letter from the Tennessee State Board of Education, dated June 1, 1900, to the Board of Education of the State of Tennessee, regarding the matter of the proposed amendment to the Constitution of the State of Tennessee, which would provide for the establishment of a State Board of Education.

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STATE OF TENNESSEE

COUNTY OF MORGAN

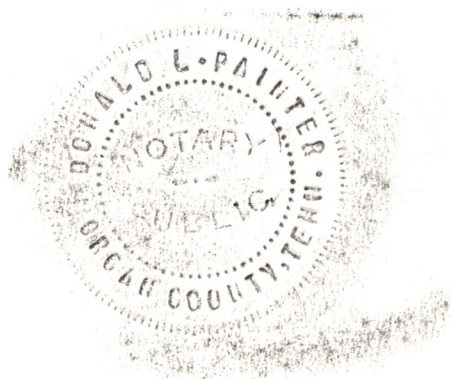
Personally appeared before me, the undersigned, a Notary Public in and for said County, the within named bargainors, William E. Kaufman and wife, Marilyn Ruth Kaufman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of Nov.

A.D. 1976.

Donald L. Painter  
Notary Public

My Commission Expires: 11-8-80.



STATE OF TENNESSEE, MORGAN COUNTY  
The foregoing instrument and certificate were noted in  
Note Book K, Page 342 At 4:30 P.M. 3-4 1977  
and recorded in — Book R/W, Series #2 Page 543  
State Tax Paid — Fee — Recording Fee 4.00 Total \$ 4.00  
Witness My Hand.  
Receipt No. 5398

JAMES W. JONES  
Register





#124  
WARRANTY DEED

THIS INDENTURE made this 9th day of January,  
19 76, between

ALBERT L. CLARK and wife, DORIS ANN CLARK

of Roane County, Tennessee, hereinafter called grantors; and  
WILLIAM E. KAUFMAN  
whose address is: 2119 Southwest 37th Terrace,  
Ft. Lauderdale, Florida.

hereinafter called grantees.

W I T N E S S E T H:

That the said grantors, 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 FIRST  
Civil District of Roane County, Tennessee, and more partic-  
ularly described as follows, to-wit:

BEGINNING in the center of Clifty Creek where  
Clifty Creek empties into the Emory River; from  
said beginning point following Clifty Creek North-  
westerly up stream 1,080 feet to a stone on the  
South bank of Clifty Creek, which stone is marked  
with gum pointers 3 feet down creek from the stone,  
and which stone is also 190 feet up creek from the  
West side of a County road bridge crossing Clifty  
Creek; thence leaving the creek South 14 deg. 40  
min. East 395 feet to a 30 inch maple, corner to  
Charles Lee; thence along the Lee line, continuing  
on the same call South 14 degrees 40 min. East 145.8  
feet to a point; thence continuing along the Lee  
line South 40 deg. 56 min. East 277.6 feet to a  
point; thence continuing along the Lee line South  
22 deg. 27 min. East 101.5 feet to a point; thence  
continuing along the Lee line South 0 deg. 2 min.





West 202.5 feet to the corner of Lee and the Ramsey tract; thence along the Ramsey tract line the following three calls; South 3 deg. West 230 feet; South 6 deg. West 80 feet; South 16 deg. 21 min. East 700 feet to the center of Riggs Chapel Road; thence with the center line of said road two calls: North 33 deg. 32 min. East 50 feet; North 13 deg. 35 min. East 519.2 feet; thence leaving said road, along the Waller line North 12 deg. West 274 feet to a gum; thence again with Waller's line North 39 deg. East 392.75 feet to the center of Clifty Creek Road; thence along the center of said road South 11 deg. 15 min. East 150 feet; thence leaving said road North 78 deg. East 205 feet to the Emory River; thence following the Emory River up stream about 600 feet to the point of BEGINNING, as surveyed by Willard Miley, Surveyor, in 1975.

Said property is conveyed subject to all of the existing road rights-of-ways and subject to TVA flowage and flood easements.

For title reference, this is a portion of the property conveyed to the Grantors herein by deed in Deed Book R-9, Page 552, in the Register's Office for Roane County, Tennessee, and a deed to the Grantors herein from Vann, et al, which deed is being registered this date.

It is specifically understood that the present deed from Clark to Kaufman is a warranty deed, including all mineral and timber rights.

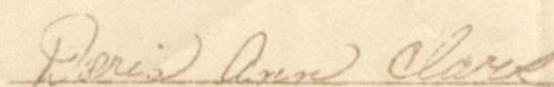
with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead, Dower, and Curtesy therein. TO HAVE AND TO HOLD the said premises to the said grantees, their heirs and assigns forever.

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.

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

 (L.S.)  
Albert L. Clark

 (L.S.)  
Doris Ann Clark

