

When Revenue Is Paid By Check, This Receipt Is Not Valid Until Check Is Paid By Bank

\*\*\* OFFICIAL RECEIPT \*\*\*

Receipt Number 1706

ROANE COUNTY REGISTER OF DEEDS  
KINGSTON , TENN. - DECEMBER 06, 1999

Received of: HARRIMAN UTILITY B

For: EASEMENT

Time of Reception: 11:15 AM

Transfer		Mortgage
Item S(a)		Item S(b)

Greater of:

Consideration

or Value \$	.00	\$	.00
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Grantor: CARTER RONALD S SR

Grantee: HARRIMAN UTILITY BOARD

Paid By: CASH

Check Amount Received: .00

Cash Amount Received: 26.00

Amount Charged: .00

Amount Refunded/Check #: .00

RECORDING FEES:

Warranty Deed	\$	24.00
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Trust Deed	\$	.00
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Certified Copy	\$	.00
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U.C.C.	\$	.00
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Release/Misc Item	\$	.00
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Data Processing Fee	\$	2.00
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STATE TAX:

Transfer-S(a)	\$	.00
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Mortgage-S(b)	\$	.00
---------------	----	-----

Register's Fee	\$	.00
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TOTAL:	\$	26.00
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MARLENE HENRY

-----Register-----

DENISE LADD

-----Deputy Register-----

INSTRUMENT RETURNED TO: HARRIMAN UTILITY B

INSTRUMENT RETURNED TO: HARRIMAN UTILITY B

Amount Refunded/Check #:  
Amount Charged:  
Cash Amount Received:  
Check Amount Received:  
Paid By: CASH

.00  
.00  
\$8.00  
.00

MARLENE HENRY

-----Register-----

DEMISE LADD

-----Deputy Register-----

Grantee: HARRIMAN UTILITY BOARD  
Grantor: CARTER RONALD S SR

Consideration  
or Value \$

.00 / \$ .00

Register Fee

\$ .00

Mortgage-2(d)

\$ .00

Transfer-2(a)

\$ .00

STATE TAX:

Date Processing Fee \$

\$2.00

Release/Misc Item

\$ .00

U.C.C.

\$ .00

Certified Copy

\$ .00

Trust Deed

\$ .00

Warranty Deed

\$4.00

RECORDING FEES:

Receipt Number: 1708

\*\*\* OFFICIAL RECEIPT \*\*\*

KINGSTON, TENN. - DECEMBER 08, 1992  
ROANE COUNTY REGISTER OF DEEDS

Received of: HARRIMAN UTILITY B

For: EASEMENT

Time of Reception: 11:12 AM

Transfer

Mortgage

Item 2(a)

Item 2(b)

Greater of:

This Instrument was Prepared by  
WILLIAM A. NEWCOMB  
Attorney at Law  
230 South Roane Street  
Post Office Box 823  
Harriman, Tennessee 37748  
865/882-1145

State of Tennessee, County of ROANE  
Received for record the 06 day of  
DECEMBER 1999 at 11:15 AM. (RECH 1706)  
Recorded in official records  
Book D021 Pages 23- 28  
State Tax \$ .00 Clerks Fee \$ .00,  
Recording \$ 26.00, Total \$ 26.00.  
Register of Deeds MARLENE HENRY  
Deputy Register DENISE LADD

**GRANT OF SEWER LINE EASEMENT**

This agreement, made this 24<sup>th</sup> day of November, 1999,  
between RONALD S. CARTER, SR., of Roane County, in the State of  
Tennessee, party of the first part, and CITY OF HARRIMAN, TENNESSEE  
for the use and benefit of the HARRIMAN UTILITY BOARD, of Roane  
County, in the State of Tennessee, party of the second part.

WITNESSETH: That the said party of the first part, for and in  
consideration of the sum of One Dollar (\$1.00) and other good and  
valuable consideration 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,  
a certain tract or parcel of land described as follows, to wit:

**SEE EXHIBIT "A"**

The within conveyances are perpetual easements on, over, under  
and across the aforescribed strip of land for the purpose of  
installing, operation and maintaining, including the rights of  
ingress and egress, of a sanitary sewer collection line and all  
appurtenances thereto.

Party of the First Part reserves the right to use said  
easement area for any other purpose which will not interfere with  
the safe and proper installation, operation, maintenance,  
alteration, repair, replacement or removal of the facilities of the  
Party of the Second Part. Party of the First Part certifies that  
he is the owner of the property described and has a good and  
perfect right to enter into this Agreement and will defend the  
title to said property against the lawful claims of all persons  
whomsoever.

Union Planters Bank, N.A., holder of Trust Deed recorded  
December 16, 1998, at Trust Book 653, Page 704, in the Register's

BK D021 PG 23



Office for Roane County, Tennessee, which conveyed subject property in trust to secure a debt owing Union Planters Bank, N.A., joins in this conveyance for the purpose of consenting to said easement due to its interest in said property.

Roane County, Tennessee, holder of Trust Deed recorded December 16, 1998, at Trust Book 653, Page 711, in the Register's Office for Roane County, Tennessee, which conveyed subject property in trust to secure a debt owing Roane County, Tennessee, joins in this conveyance for the purpose of consenting to said easement due to its interest in said property.

Wherever herein a singular designation is made for more than one Party, it is agreed that all Parties are included in said designation.

IN WITNESS WHEREOF, the Party of the First Part herein has affixed his signature on this instrument on this the 24<sup>th</sup> day of November, 1999.

Ronald S. Carter Sr.  
RONALD S. CARTER, SR.

UNION PLANTERS BANK, N.A.

By: L. W. Spohit  
Officer President & CEO

ROANE COUNTY, TENNESSEE

By: [Signature]  
Officer

STATE OF TENNESSEE

COUNTY OF ROANE

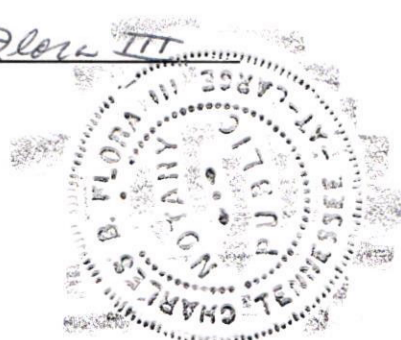
BK D021 PG 24

Personally appeared before me, the undersigned, a Notary Public, Ronald S. Carter, Sr., 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, at office, the 24<sup>th</sup> day of November, 1999.

Charles B. Zlore III  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/12/02.





STATE OF TENNESSEE

COUNTY OF ROANE

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared L.W. Byrkit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a President & C.E.O. (OFFICER) of the within named bargainor, UNION PLANTERS BANK, N.A., a corporation and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by L.W. Byrkit as a President & C.E.O. (OFFICER).

Witness my hand and official seal at office this 26<sup>th</sup> day of November, 1999.

Charles B. Zlow III  
NOTARY PUBLIC

My commission Expires: February 12, 2002.

STATE OF TENNESSEE

COUNTY OF ROANE

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Ken Vager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a County Executive (OFFICER) of the within named bargainor, Roane County, Tennessee, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Roane County, Tennessee by Ken Vager as a County Executive (OFFICER).

Witness my hand and official seal at office this 29<sup>th</sup> day of November, 1999.

Caroline M. Shoemaker  
NOTARY PUBLIC

My commission Expires: October 3, 2003.

=====

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

\_\_\_\_\_  
AFFIANT

Subscribed and sworn to before me this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
MY COMMISSION EXPIRES

\_\_\_\_\_  
NOTARY PUBLIC

ADDRESS FOR TAX PURPOSES: \_\_\_\_\_



**EXHIBIT "A"**  
**DESCRIPTION OF EASEMENT**

Ronald S. Carter, Sr., resident of Roane County, Tennessee.

TO

Harriman Utility Board, with business office located at 300 North Roane Street, Harriman, TN 37748, Roane County, Tennessee and mailing address of P. O. Box 434, Harriman, TN 37748.

Easements for installation and maintenance of sanitary sewer main, within the Corporate Limits of Harriman, Tennessee and within the First Civil District of Roane County, Tennessee, on the northwesterly side of Roane Street and located within Parcel 2.01, Group "E" on Roane County Tax Map 26-D and being more fully described as follows:

**EASEMENT ONE**

Being a permanent easement of 20 feet in width, defined as 10 feet on both sides of center of proposed line for sanitary sewer main and described as Beginning on a spike (found) in the northwesterly right of way line for Roane Street (Tennessee Highway 61 and U. S. Highway 27), being a corner of Ronald S. Carter, Sr. with lands claimed by Luther S. Smith (X-19/525), and located at 40 feet from the survey center line for said roadway; Thence, along the northwesterly right of way for Roane Street, with a line 40 feet from and parallel with the survey center line, South 47deg 57min 15sec West for a distance of 18.48 feet to a point where easement intersects said right of way line; Thence, across lands of Ronald S. Carter, Sr. (D-21/780) with westerly line of proposed sanitary sewer easement along lines 10 feet from and parallel with the center of proposed sanitary sewer main as follows: 1.) North 32deg 19min 14sec West 31.96 feet to a point; 2.) North 57deg 40min 46sec East 8.22 feet to a point; 3.) North 40deg 45min 34sec West 61.13 feet to a point; 4.) North 11deg 31min 46sec West 6.91 feet to a point where said westerly line of proposed sanitary sewer easement crosses property line of Ronald S. Carter, Sr. with Luther R. Smith, said point being located at South 42deg 06min 03sec East 49.71 feet from the rear common corner of Ronald C. Carter, Sr. with Luther R. Smith in the southeasterly right of way line for Norfolk-Southern Railroad; Thence, along common property line of Ronald S. Carter, Sr. with lands claimed by Luther R. Smith (X-19/525), South 42deg 06min 03sec East 97.17 feet to the point of beginning and being easement only.

**EASEMENT TWO**

Being a temporary construction easement of 50 feet in width, defined as 25 feet on both sides of center of proposed line for sanitary sewer main and described as Beginning on a spike (found) in the northwesterly right of way line for Roane Street (Tennessee Highway 61 and U. S. Highway 27), being a corner of Ronald S. Carter, Sr. with lands claimed by Luther S. Smith (X-19/525), and located at 40 feet from the survey center line for said roadway; Thence, along the northwesterly right of way for Roane Street, with a line 40 feet from and parallel with the survey center line of same in a southwesterly direction South 47deg 57min 15sec West for a distance of 20.65 feet to a point where easement intersects said right of way line; Thence, across lands of Ronald S. Carter, Sr. (D-21/780) with westerly line of proposed construction easement as follows: 1.) North 40deg 45min 34sec West 95.49 feet to a point; 2.) North 11deg 31min 46sec West 36.21 feet to a point where said westerly line of proposed sanitary sewer easement crosses property line of Ronald S. Carter, Sr. with Luther R. Smith, said point being located at South 42deg 06min 03sec East 20.22 feet from the rear common corner of Ronald C. Carter, Sr. with Luther R. Smith in the southeasterly right of way line for Norfolk-Southern Railroad; Thence, along common property line of Ronald S. Carter, Sr. with lands claimed by Luther R. Smith (X-19/525), South 42deg 06min 03sec East 126.66 feet to the point of beginning and being easement only.



Construction easement(s) shall expire at one year after completion of project to install sewer improvements.

The above as shown on a map of survey for the Harriman Utility Board by Lackey and Associates, Inc., of 214 Main Street, Oliver Springs, TN 37840, and being designated as Drawing Number 99-411 with survey date October 27, 1999 to which reference is hereby made with the directional bearings being reference to North as taken from survey center line of Tennessee Department of Transportation plans for project F-031-1(12), year 1965.

Easement is within Parcel 2.01, Group "E" on Roane County Tax Map 26-D.

Easement is within the same property acquired by Ronald S. Carter, Sr. from R. R. Browder Corp. under a Warranty Deed dated 15 October 1998 and found recorded in Deed Book D, Series 21 at Page 780 in the Office of Register of Deeds for Roane County, Tennessee.



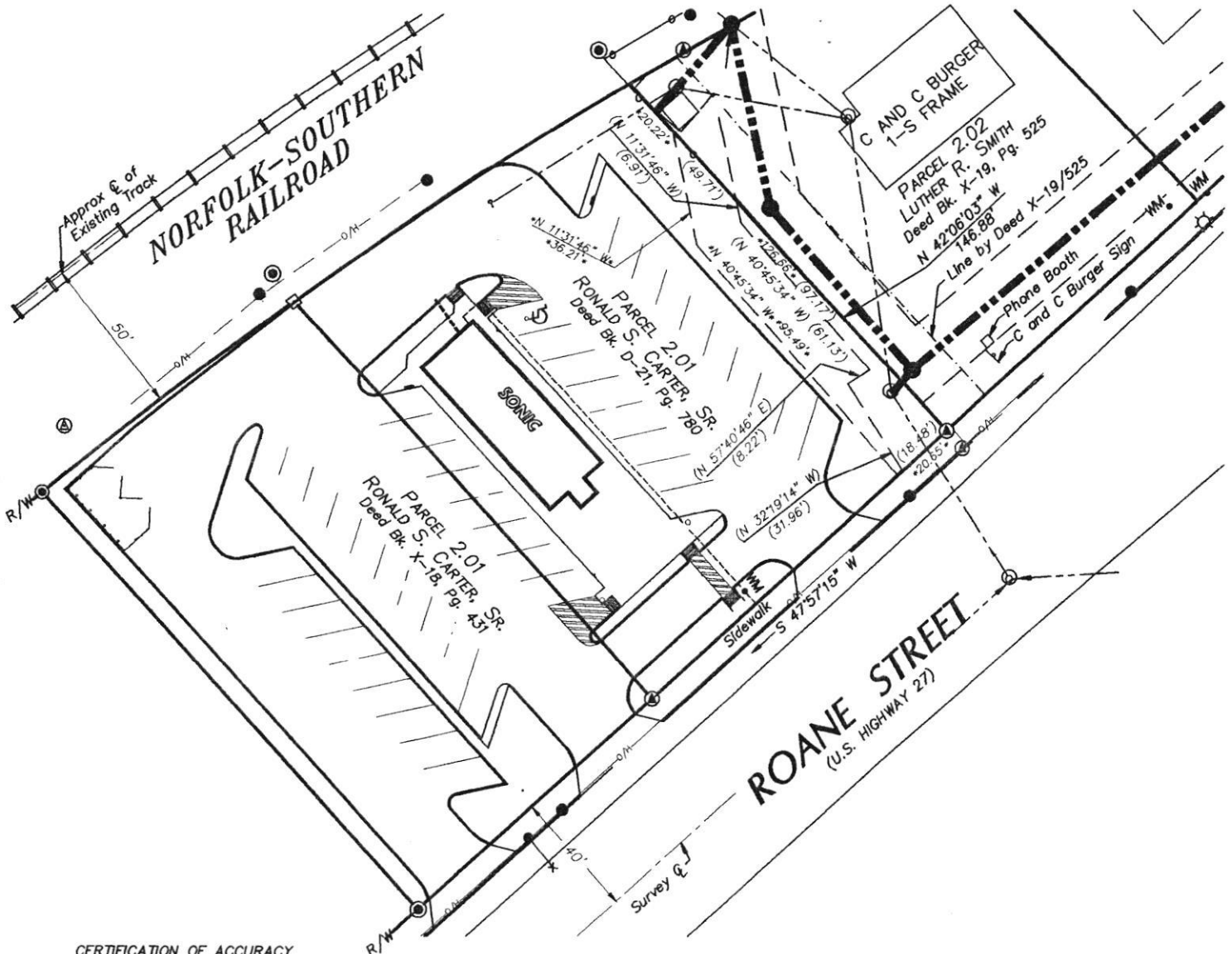
## GENERAL NOTES

1. Easement Located on Parcel 2.01 Group "E" on Roane County Tax Map 26-D is Owned by Ronald S. Carter, Sr. Under a Warranty Deed Recorded in Deed Book D, Series 21 at Page 780 in the Office of the Register of Deeds for Roane County, Tennessee.
2. Permanent Easement to be 10' Either Side of Line, 20' Total or to Adjoining Property Line. Temporary Easement for Construction to be 25' Either Side of Line or to Adjoining Property Lines, Unless Obstructed by Existing Structures.
3. Details for New Sonic Buildings, Driveways and Parking Shown Approximately From Construction Plans as Supplied by Owner.
4. Construction Easement(s) Expire 1 Year After Completion of Project.

## MAP LEGEND

⊙ Spike (Found)	● Power Pole
⊙ Iron Pin (Found)	⊙ Light Pole
⊙ Iron Pipe (Found)	● Proposed Sanitary Sewer Manhole
WM Water Meter	⊙ Existing Sanitary Sewer Manhole
---	Existing Sanitary Sewer Line
---	Proposed Sanitary Sewer Line
---	UGT Bell South Telephone Buired Cable
---	UGC Underground Electric
---	OH Overhead Electric
---	W Underground Water
⊙ Chain Link Fence	
---	Property Lines
---	Temporary Easement Data
---	Permanent Easement Data

Note: North Taken From Survey Center Line of Tennessee Department of Transportation Plans for Project F-031-1(12), Year 1965.

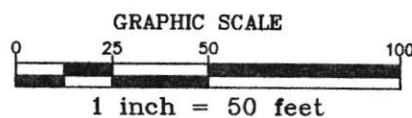


### CERTIFICATION OF ACCURACY

This is to Certify that the Property Surveyed is a "Category 2", Suburban and Subdivision Survey, with an Acceptable Linear Error of Closure Not to Exceed 1 in 7,500 and an Acceptable Angular Error of Closure Not to Exceed 25 Seconds Times the Square Root of the Number of Angles Turned. The Unadjusted Field Closure of the Survey Shown on this Map Does Meet or Exceeds Requirements.

### CERTIFICATION OF SURVEY

This is to Certify that I am a Registered Land Surveyor, Duly Licensed to Practice Surveying in the State of Tennessee and that I Have Made this Survey and Prepared this Map from Said Survey and that Both are True and Correct to the Best of My Knowledge and Belief.



**SURVEY FOR:** BK D021 PG 28  
**HARRIMAN UTILITY BOARD**  
**WITHIN THE CORPORATE LIMITS OF HARRIMAN**  
**FIRST CIVIL DISTRICT ~ ROANE COUNTY, TENNESSEE**

SCALE: 1 INCH = 50 FEET  
 DATE: OCTOBER 27, 1999

**SURVEY BY:**  
**LACKEY AND ASSOCIATES, INC.**  
 214 MAIN STREET  
 OLIVER SPRINGS, TN 37840  
 PHONE: (423) 435-7663

DRAWING NO. 99-411

