

THIS INSTRUMENT WAS PREPARED BY LEFFEW & LEFFEW, LAWYERS,  
109 NORTH FRONT AVENUE, ROCKWOOD, TENNESSEE 37854.

DEED CONVEYING EASEMENT FOR WATER TANK AND WATER LINE

THIS INSTRUMENT, made and entered into on this 28 day of March, 2001, by and between BILLY JOE RUPPE and wife, VIRGINIA RUPPE, of Morgan County, Tennessee, hereinafter referred to as "GRANTOR", and WOLFE BRANCH UTILITY DISTRICT, hereinafter referred to as "GRANTEE";

W I T N E S S E T H :

For and in consideration of the sum of ONE DOLLAR (\$1.00), cash, receipt of which is hereby acknowledged, and in consideration of the covenants and conditions hereinafter set forth, the Grantor does hereby grant, bargain, sell, convey and quitclaim unto the Grantee an easement on the property hereinafter described for the purpose of erecting, maintaining, repairing and replacing a water storage tank on the property described below, along with a water line easement, 15 feet in width, running from said water tank through the Grantor's property, to an existing water main of Wolfe Branch Utility District, together with the right to repair, maintain and replace said waterline. The real estate where said water tank will be located is described as follows, to-wit:

SITUATED, LYING and BEING in the THIRD (3rd) CIVIL DISTRICT of MORGAN COUNTY, TENNESSEE, being part of Parcel 18 as shown on Tax Map 138, in the Morgan County Property Assessor's Office, and being more particularly described as follows, to-wit:

TO FIND THE POINT OF BEGINNING, commence at a point marking the Northern right-of-way of Ruppe Road and the Southwest corner of a 25 foot ingress-egress and utilities easement, said point being located approximately one mile along Ruppe Road in a Northwesterly direction from the intersection of Deermont Road; thence North 02 deg. 18 min. 05 sec. East a distance of 41.26 feet to an iron rod, THIS IS THE POINT OF BEGINNING, bearing coordinates N617,692.9166, E2,381,080.0142; thence severing this parcel the following four (4) courses: (1) North 12 deg. 30 min. 48 sec. West a distance of 100.00

STATE OF TENNESSEE -- COUNTY OF ROANE

Taxpayer: Wolfe Branch Utility Dist.  
2015 Oakdale Hwy 328  
Oakdale, TN

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 50, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

delivered for record this

12th day of April, 2001, at Rockwood, TN

JAMES W. JONES, Register

Subscribed and sworn to before me this the 10 day of

April, 2001.

March 13, 2004

My Commission Expires

Margaret Helton  
Notary Public

feet to an iron rod; (2) North 77 deg. 29 min. 12 sec. East a distance of 100.00 feet to an iron rod; (3) South 12 deg. 30 min. 48 sec. East a distance of 100.00 feet to an iron rod; (4) South 77 deg 29 min. 12 sec. West a distance of 100.00 feet to the point of BEGINNING, containing 10,000 square feet or 0.23 acre, according to survey of William B. Steelman, RLS #1831, 193 Red Bud Drive, Harriman, TN 37748, and bearing drawing name "WATER TANK1" dated July 11, 2000. All bearings referenced thereon to a Grid North of the Tennessee Survey Control System.

ALSO INCLUDED with the above-mentioned easement is a 25' ingress-egress and utilities easement being bounded and described as follows, to-wit:

BEGINNING at a point marking the Northern right-of-way of Ruppe Road and the Southwest corner of a 25' ingress-egress and utilities easement, said point being located approximately one (1) mile along Ruppe Road in a Northwesterly direction from the intersection of Deermont Road; thence North 02 deg. 18 min. 05 sec. East a distance of 41.26 feet to an iron rod; thence North 77 deg. 29 min. 12 sec. East a distance of 25.86 feet to a point; thence South 02 deg. 18 min. 05 sec. West a distance of 49.64 feet to a point; thence North 83 deg. 38 min. 16 sec. West a distance of 25.06 feet to the point of BEGINNING, containing 1,136 square feet or 0.03 acre.

BEING the same property conveyed to Billy Joe Ruppe and wife, Virginia E. Ruppe, by Deed recorded in Deed Book F, Series 7, Page 143, Morgan County Register's Office.

The waterline easement running from the tank located on the above-described property shall be 15 feet wide.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the date first written above.

Billy Joe Ruppe  
BILLY JOE RUPPE

Virginia Ruppe  
VIRGINIA RUPPE

STATE OF TENNESSEE

COUNTY OF Morgan

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within-named bargainors, BILLY JOE RUPPE and wife, VIRGINIA RUPPE,, 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 of Office, at Office in the County and State aforesaid, on this 28 day of March, 2001.

Donald L. Painter  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-22-2005

STATE OF TENNESSEE, MORGAN COUNTY

The foregoing instrument was noted in  
 Book 542 Page 10 of Book # Series 7 Page 143  
 Recorded 2.00 Fee 2.00 Recording Fee 10.00  
 Witness My Hand 90384  
 Receipt No. James W. Jones  
 JAMES W. JONES  
 Register

