

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

*** OFFICIAL RECEIPT ***

Receipt Number 38888

ROANE COUNTY REGISTER OF DEEDS
KINGSTON, TENN. - SEPTEMBER 12, 2002

Received of: LEFFEW & LEFFEW

For: EASEMENT

Time of Reception: 2:40 PM

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

Greater of:

Consideration
or Value \$ 900.00 \$.00

Grantor: KELLER CHARLES THOMAS

Grantee: WOLFE BRANCH UTILITY DISTRICT

Paid By: CHECK 3387

Check Amount Received: 16.33

Cash Amount Received: .00

Amount Charged: .00

Amount Refunded/Check #: .00

RECORDING FEES:

Warranty Deed \$ 10.00
Trust Deed \$.00
Certified Copy \$.00
U.C.C. \$.00
Release/Misc Item \$.00
Data Processing Fee \$ 2.00

STATE TAX:

Transfer-S(a) \$ 3.33
Mortgage-S(b) \$.00
Register's Fee \$ 1.00
TOTAL: \$ 16.33

MARLENE HENRY

-----Register-----

GAIL WOODS

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

INSTRUMENT RETURNED TO: LEFFEW & LEFFEW

When Reviewing Check, This Receipt Is Not Valid Until Check Is Paid In Full

Receipt Number: 3888

*** OFFICIAL RECEIPT ***

KINGSTON, TENN. - CENTENNIAL BLDG.
JANE DOWDY, REGISTER OF DEEDS

Received of: LEBREW & LEBREW

For: EASEMENT

Time of Receipt: 2:40 PM

Transfer Fee (1) Mortgage
Transfer Fee (2) 100.00

Registration Fee

Registration Fee

of Value \$ 260.00

Grantee: JAMES HENRY HENRY

Grantee: WENCH-UTILITY DISTRICT

Paid By: CHECK 3887

Check Amount Received: 15.53

Cash Amount Received: 2.00

Amount Charged: .00

Amount Received/Check #: 17.53

INSTRUMENT RETURNED TO LEBREW & LEBREW

RECORDING FEES:

10.00	Warranty Deed
10.00	Trust Deed
10.00	Certified Copy
10.00	U.C.C.
10.00	Release/Misc. Fee
5.00	Data Processing Fee
2.53	STATE TAX: Transfer (2x)
1.00	Mortgage (2x)
1.00	Register's Fee
11.53	TOTAL

MARLENE HENRY

Register

BILL MOORE

Deputy Register

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

PUMPING STATION EASEMENT

THIS INSTRUMENT, made and entered into on this 7th day of August, 2002, by and between **CHARLES THOMAS KELLER**, of Roane 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 over, on, under and across the real estate hereinafter described for the purpose of installing, maintaining and repairing a pumping station, including, but not limited to, the laying, installing, maintenance, and repairs of underground electrical lines and water pipe lines, which real estate is described as follows, to-wit:

SITUATED, LYING and BEING in the FIRST (1st) CIVIL DISTRICT of ROANE COUNTY, TENNESSEE, and being more particularly described as follows, to-wit:

TO FIND THE POINT OF BEGINNING, commence at a railroad spike in the centerline of Snow Lane, said railroad spike being 1260 feet more or less in a Southwesterly direction from the intersection of the centerline of Snow Lane with Riggs Chapel Road; thence North 45 deg. 36 min. West 28.53 feet to the point of beginning at a fence corner; thence with said fence line, North 45 deg. 36 min. West a distance of 25.09 feet to an iron pin; thence leaving said fence line and bisecting the property of Keller the following courses and distances: North 39 deg. 31 min. 26 sec. East 25.09 feet to an iron pin; North 39 deg. 41 min. 56 sec. East 81.23 feet to an iron pin; South 50 deg. 18 min. 04 sec. East 10.00 feet to an iron pin; South 39 deg. 41 min. 56 sec. West 82.06 feet to an iron pin; South 45 deg. 36 min. 00 sec. East 15.06 feet to an iron pin in a fence line; thence with said fence line South 39 deg. 31 min. 26 sec. West 25.09 feet to the point of BEGINNING, containing 1,444 square feet or 0.03 acres according to survey of William B. Steelman, Tennessee RLS #1831, dated April 12, 2002.

BEING a portion of the same property conveyed to Charles Thomas Keller by deeds recorded in the Roane County Register's Office in Deed Book J, Series 14, Page 4, and Deed Book C, Series 17, Page 49.

EASEMENT HOLDER: Wolfe Branch Utility District
2015 Oakdale Highway 328
Harriman, TN 37748

TAX MAP: 1/26/26/7

TO HAVE AND TO HOLD a permanent easement for the installation, maintenance and repairs of a pumping station in the above described real estate unto the Grantee, its successors and assigns.

The Grantor does hereby covenant and agree with the Grantee that he is lawfully seized and possessed of the real estate above described; has full right, power and authority to convey the same; and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in Roane County, Tennessee, on the day and date first written above.

Charles Thomas Keller
CHARLES THOMAS KELLER

STATE OF TENNESSEE
COUNTY OF ROANE

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within-named bargainer, **CHARLES THOMAS KELLER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and Official Seal of Office, at Office in Roane County, Tennessee, on this 12 day of August, 2002.

Margaret Dalton
NOTARY PUBLIC


MY COMMISSION EXPIRES: March 13, 2004

STATE OF TENNESSEE -- COUNTY OF ROANE

I hereby swear or affirm that the actual consideration for this transfer or value of the easement transferred, whichever is greater, is \$900.00, which is equal to or greater than the amount which the easement transferred would command at a fair voluntary sale.

G. J. [Signature]
AFFIANT

Subscribed and sworn to before me on this 12 day of September, 2002.

Margaret Dalton
NOTARY PUBLIC


MY COMMISSION EXPIRES: March 13, 2004

State of Tennessee, County of ROANE
Received for record the 12 day of
SEPTEMBER 2002 at 2:40 PM. (REC# 38888)
Recorded in official records
Book DJ22 Pages 162- 163
State Tax \$ 3.33 Clerks Fee \$ 1.00,
Recording \$ 12.00, Total \$ 16.33,
Register of Deeds MARLENE HENRY
Deputy Register GAIL WOODS

