

Deed 1

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1109943 Instrument #: 2355075
Rec'd: 20.00 Recorded
State: 1576.20 4/16/2021 at 8:02 AM
Clerk: 1.00 in Record Book
Other: 2.00
Total: 1599.20 2068

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-11288-kp

Pages 2343-2346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever
is greater, for this transfer is \$426,000.00.



[Signature]
Agent

Subscribed and sworn to before me, this the 9th
day of April, 2021.

[Signature]
Notary Public
My Commission Expires: 09/02/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hidden Acres Development, LLC 956 Everett Drive Smyrna, TN 37167	Hidden Acres Development, LLC 956 Everett Drive Smyrna, TN 37167	027 036.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Randy Travis and Priscilla Travis, Trustees of The Randy and Priscilla Travis Living Trust dated January 27, 2020**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hidden Acres Development, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee(s), its successors and/or assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to wit:

BOUNDED on the North, East and South by property of the J. Percy Priest Reservoir, and on the West by the proposed relocation of Florence Road, and presently remaining property of LAKE FARM ESTATES, INC., and being more particularly described as follows, to-wit:

BEGINNING at a point in the West boundary of the J. Percy Priest Reservoir near mile one of the West Fork of Stones River, said point being South 81°- 43' East, 29.84 feet to a U.S. Corps of Engineers marker; Thence South 4°- 49' East, 127.14 feet, from a U.S. Corps of Engineers marker at the Southeast corner of the Adeline King property; Thence South 4°- 49' 00" East, 66.78 feet along said Reservoir boundary to a point; Thence South 42° 00' 00" East, 817.19 feet along said reservoir boundary to a point; Thence South 13°-17' 00" West, 293.67 feet along said reservoir boundary to a point; Thence South 62° 29' 18" West, 406.17 feet along said reservoir boundary to a point; Thence North 50°-28' 33" West, 343.17 feet along said reservoir boundary to a point; Thence South 84°- 46'-00" West, 226.15 feet along said reservoir boundary to a point in the East margin of proposed Florence Road Relocated (60'R.O.W.); Thence Northeastwardly 180.35 feet along a curve to the right having a radius of 395.62 feet; Thence North 23°-20' 38" East, 842.18 feet along the proposed Florence Road to the point of beginning, and containing 12.94 acres, more or less.

Also conveyed to the Grantees herein is all of the right, title and interest of the Grantor herein, in and to a perpetual easement more particularly set forth in Deed Book 169, Page 405, Register's Office of Rutherford County, Tennessee, over a strip of land ten feet in width on and over property heretofore conveyed to the United States of America in said Deed Book 169, Page 405, for the purpose of obtaining water from the well on the land hereinafter described, and to install and maintain a pump in said well, to install and maintain pipes to convey water, to install overhead electrical wires to said pump, and to go upon said land for the purpose of

inspecting, maintaining, and repairing said pump, pipeline, and electrical wire, said land covered by said easement being described as follows, to-wit:

BEGINNING at a point in the proposed U.S. Government taking line, said point being located South 13° 17' West 263.00 feet, South 42° 00' East 817.19 feet and South 04° 49' East 193.92 feet from a concrete monument set in the division line between lands now or formerly owned by Adeline King, land now or formerly owned by R.L. Francis, et ux; the coordinates of said monument are: X = 1,859,457.86, Y = 579,708.13 and is witnessed as follows: a 6-inch Hackberry which bears South 85° 00' East 2.9 feet, a 4-inch Sassafras which bears South 35° 00' West 2.4 feet and a 12-inch triple Hackberry which bears North 84° 30' West 14.5 feet; thence, from the point of beginning along the centerline of the existing pipeline as it meanders generally as follows: South 61° 00' East 90.00 feet and South 21° 00' East 95 feet, more or less, to the point of termination at the existing pumphouse, containing four hundredths (0.04) of an acre, more or less. The same being one of the easements conveyed to the undersigned by Addendum to Warranty Deed of record in Deed Book 245, Page 409, Register's Office of Rutherford County, Tennessee.

Also conveyed to the Grantees herein is a right-of-way easement for the purpose of access to the said 12.94 acre tract which is to be used as a common right-of-way by the Grantees, their heirs, successors and assigns, and the Grantor, its successors and assigns. Said right-of-way easement may be used by the Grantees until such time as the proposed relocation of Florence Road provides other access to the said 12.94 acre tract, in which event, the said right-of-way easement shall terminate, and all of the Grantees' interest in and to the said right-of-way easement, as well as the interest of all persons holding by or through them in and to said right-of-way easement, shall revert to the Grantor, its successors and assigns. Said right-of-way easement which is to be used for purposes of ingress and egress to the 12.94 acre tract herein conveyed to the Grantees and to the remaining lands of Grantor, crosses lands of the J. Percy Priest Reservoir, remaining lands of the Grantor, and the proposed right-of-way of the relocation of Florence Road, and is more particularly described as follows:

BEGINNING at the Northernmost point of the property conveyed to the Grantees herein, being the beginning point of that survey description and also being South 4° 49' East 127.14 feet from a U.S. Corps of Engineers marker; thence maintaining a width of thirty (30) feet from and West of a boundary line of Grantor, North 4° 49' West 127.14 feet to a marker of the U.S. Corps of Engineers; thence through land of the J. Percy Priest Reservoir and being described as a strip of land thirty (30) feet in width lying fifteen (15) feet on either side of the following described centerline:

Beginning at a point where the center of the proposed access road crosses the division line between lands now or formerly owned by R.L. Francis, et ux. and the lands now or formerly owned by Adeline King, said point being located South 81° 43' East 15 feet from a concrete monument. The coordinates of said monument are: X = 1,859,457.86, Y = 579,708.13 and is witnessed as follows: a 6-inch hackberry which bears South 85° 00' East 2.9 feet; a 4-inch sassafras which bears South 35° 00' West 2.4 feet and a 12-inch triple hackberry which bears North 84° 30' West 14.5 feet; thence, from the point of beginning along said center line as follows: North 05° 49' East 294 feet, more or less, to a point; thence, along a curve to the right having a radius of 303 feet, a distance of 347 feet, more or less, to a point and North 69° 35' East 280 feet, more or less, to the point of termination in the center of Florence Road.

Being the same right-of-way easement conveyed to the undersigned by Deed of record in Deed Book 245, Page 409, and a portion of the property conveyed to the undersigned by deed of record in Deed Book 245, Page 85, all of the Register's Office for Rutherford County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body; a general right-of-way easement to Middle Tennessee Electric Membership Corporation; and to a permanent drainage easement indicated by plat and described below. This easement is expressly reserved for the drainage of the remaining property of Lake Farms Estates, Inc. as may be required or made necessary for the use and development of the lands of the Grantor, including, but not limited to, the subdivision of same. Future drainage will be by surface drainage or through underground pipe, at the option of LAKE FARM ESTATES. Said permanent drainage easement is described as follows:

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Beginning at a point, being the Southwestern most corner of the tract herein conveyed and being also in the East margin of the proposed relocation of Florence Road, thence, with the proposed relocation of Florence Road and remaining land of Grantor, Northerly 180.35 feet along a curve to the right, having a radius of 395.62 feet, to a point; thence across lands of the Grantees South 51° 13' 13" East, 247.95 feet to a U.S. Corps of Engineers iron pin in the Southern boundary of property herein conveyed to Grantees; thence South 84° 64' 00" West, 226.15 feet to the point of beginning, and being a triangular shaped portion in the Southwestern corner of property conveyed to the Grantees herein.

Being the same property conveyed to The Randy and Priscilla Travis Living Trust dated January 27, 2020, by Quitclaim Deed from Randall D. Travis and Priscilla B. Travis, of record in Record Book 1863, Page 2369, in the Register's Office of Rutherford County, Tennessee, dated January 27, 2020 and recorded on February 03, 2020.

This is ☒ improved or ☐ unimproved property located at: 9800 Florence Road, Smyrna, TN 37167.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2021.

GRANTOR:

The Randy and Priscilla Travis Living Trust dated January 27, 2020

By: Randy Travis, Trustee
Randy Travis, Trustee

By: Priscilla Travis, Trustee
Priscilla Travis, Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy Travis and Priscilla Travis, Trustees of The Randy and Priscilla Travis Living Trust dated January 27, 2020, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2021.



[Signature]
Notary Public
My Commission expires: 11/6/24

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True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

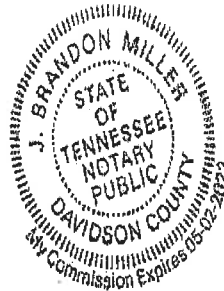

Signature

State of TN
County of Davidson

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.


Notary's Signature

My Commission Expires: 5-2-22



Dead Z

Randy D. Travis and wife, Priscilla B. Travis
956 Everett Road
Smyrna, TN 37167

STATE OF TENNESSEE)
)
) ss.:
COUNTY OF RUTHERFORD)

Record Book
356 Pg 1512

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND and 00/100

(\$40,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

We, the undersigned, **Patrick W. Garretson and wife, Jeannie W. Garretson**, have bargained and sold and do hereby transfer and convey unto **Randy D. Travis and wife, Priscilla B. Travis**, their heirs and assigns forever, all of our interest in that certain parcel of real estate situated in the 6th Civil District of Rutherford County, Tennessee, and being further described as follows, to-wit:

BOUNDED on the North, East and South by property of the J. Percy Priest Reservoir, and on the West by the proposed relocation of Florence Road, and presently remaining property of LAKE FARM ESTATES, INC., and being more particularly described as follows, to-wit:

BEGINNING at a point in the west boundary of the J. Percy Priest Reservoir near mile one of the West Fork of Stones River, said point being South 81° - 43' East, 29.84 feet to a U.S. Corps of Engineers marker; Thence South 4° - 49' East, 127.14 feet, from a U.S. Corps of Engineers marker at the southeast corner of the Adeline King property; Thence South 4° - 49' 00" East, 66.78 feet along said Reservoir boundary to a point; Thence South 42° 00' 00" East, 817.19 feet along said reservoir boundary to a point; Thence South 13° -17' 00" West, 293.67 feet along said reservoir boundary to a point; Thence South 62° 29' 18" West, 406.17 feet along said reservoir boundary to a point; Thence North 50° -28' 33" West, 343.17 feet along said reservoir boundary to a point; Thence South 84° - 46' -00" West, 226.15 feet along said reservoir boundary to a point in the east margin of proposed Florence Road Relocated (60' R.O.W.); Thence Northeastwardly 180.35 feet along a curve to the right having a radius of 395.62 feet; Thence North 23° -20' 38" East, 842.18 feet along the proposed Florence Road to the point of beginning, and containing 12.94 acres, more or less.

BEING the same property conveyed to Patrick W. Garretson and Randy D. Travis by deed of record in Deed Book 250, page 118, Register's Office of Rutherford County, Tennessee.

Also conveyed to the Grantees herein is all of the right, title and interest of the Grantor herein, in and to a perpetual easement more particularly set forth in Deed Book 169, Page 405, Register's Office of Rutherford County, Tennessee, over a strip of land ten feet in width on and over property heretofore conveyed to the United States of America in said Deed Book 169, Page 405, for the purpose of obtaining water from the well on the land hereinafter described, and to install and maintain a pump in said well, to install and maintain pipes to convey water, to install overhead electrical wires to said

pump, and to go upon said land for the purpose of inspecting, maintaining, and repairing said pump, pipeline, and electrical wire, said land covered by said easement being described as follows, to-wit:

BEGINNING at a point in the proposed U.S. Government taking line, said point being located South 13° 17' West 263.00 feet, South 42° 00' East 817.19 feet and South 04° 49' East 193.92 feet from a concrete monument set in the division line between lands now or formerly owned by Adeline King, land now or formerly owned by R.L. Francis, et ux; the coordinates of said monument are: X = 1,859,457.86, Y = 579,708.13 and is witnessed as follows: a 6-inch Hackberry which bears South 85° 00' East 2.9 feet, a 4-inch Sassafras which bears South 35° 00' West 2.4 feet and a 12-inch triple Hackberry which bears North 84° 30' West 14.5 feet; thence, from the point of beginning along the centerline of the existing pipeline as it meanders generally as follows: South 61° 00' East 90.00 feet and South 21° 00' East 95 feet, more or less, to the point of termination at the existing pumphouse, containing four hundredths (0.04) of an acre, more or less. The same being one of the easements conveyed to the undersigned by Addendum to Warranty Deed of record in Deed Book 245, Page 409, Register's Office of Rutherford County, Tennessee.

Also conveyed to the Grantees herein is a right-of-way easement for the purpose of access to the said 12.94 acre tract which is to be used as a common right-of-way by the Grantees, their heirs, successors and assigns, and the Grantor, its successors and assigns. Said right-of-way easement may be used by the Grantees until such time as the proposed relocation of Florence Road provides other access to the said 12.94 acre tract, in which event, the said right-of-way easement shall terminate, and all of the Grantees' interest in and to the said right-of-way easement, as well as the interest of all persons holding by or through them in and to said right-of-way easement, shall revert to the Grantor, its successors and assigns. Said right-of-way easement which is to be used for purposes of ingress and egress to the 12.94 acre tract herein conveyed to the Grantees and to the remaining lands of Grantor, crosses lands of the J. Percy Priest Reservoir, remaining lands of the Grantor, and the proposed right-of-way of the relocation of Florence Road, and is more particularly described as follows:

BEGINNING at the northernmost point of the property conveyed to the Grantees herein, being the beginning point of that survey description and also being South 4° 49' East 127.14 feet from a U.S. Corps of Engineers marker; thence maintaining a width of thirty (30) feet from and west of a boundary line of Grantor, North 4° 49' West 127.14 feet to a marker of the U.S. Corps of Engineers; thence through land of the J. Percy Priest Reservoir and being described as a strip of land thirty (30) feet in width lying fifteen (15) feet on either side of the following described centerline:

Beginning at a point where the center of the proposed access road crosses the division line between lands now or formerly owned by R.L. Francis, et ux. and the lands now or formerly owned by Adeline King, said point being located South 81° 43' East 15 feet from a concrete monument. The coordinates of said monument are: X = 1,859,457.86, Y = 579,708.13 and is witnessed as follows: a 6-inch hackberry which bears South 85° 00' East 2.9 feet; a 4-inch sassafras which bears South 35° 00' West 2.4 feet and a 12-inch triple hackberry which bears North 84° 30' West 14.5 feet; thence, from the point of beginning along said center line as follows: North 05° 49' East 294 feet, more or less, to a point; thence, along a curve to the right having a radius of 303 feet, a distance of 347 feet, more or less, to a point and North 69° 35' East 280 feet, more or less, to the point of termination in the center of Florence Road.

Being the same right-of-way easement conveyed to the undersigned by Deed of record in Deed Book 245, Page 409, and a portion of the property conveyed to the undersigned by deed of record in Deed Book 245, Page 85, all of the Register's Office for Rutherford County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body; a general right-of-way easement to Middle Tennessee Electric Membership Corporation; and to a permanent drainage easement indicated by plat and described below. This easement is expressly reserved for the drainage of the remaining property of Lake Farms Estates, Inc. as may be required or made necessary for the use and development of the lands of the Grantor, including, but not limited to, the subdivision of same. Future drainage will be by surface drainage or through underground pipe, at the option of LAKE FARM ESTATES. Said permanent drainage easement is described as follows:

Beginning at a point, being the southwestern most corner of the tract herein conveyed and being also in the east margin of the proposed relocation of Florence Road, thence, with the proposed relocation of Florence Road and remaining land of Grantor, northerly 180.35 feet along a curve to the right, having a radius of 395.62 feet, to a point; thence across lands of the Grantees South 51° 13' 13" East, 247.95 feet to a U.S. Corps of Engineers iron pin in the southern boundary of property herein conveyed to Grantees; thence South 84° 64' 00" West, 226.15 feet to the point of beginning, and being a triangular shaped portion in the southwestern corner of property conveyed to the Grantees herein.


TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2004 property taxes are being prorated between the parties hereto, the Grantees assuming payment thereof.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS OUR HANDS, this 5TH day of February, 2004.


Patrick W. Garretson


Jeannie W. Garretson

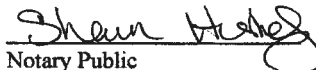
STATE OF OHIO)
COUNTY OF BUTLER)
ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Patrick W. Garretson and wife, Jeannie W. Garretson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Hamilton, OHIO, this the 5TH day of February, 2004.



SHAWN HURLEY
Notary Public, State of Ohio
My commission expires Aug. 25, 2008


Notary Public

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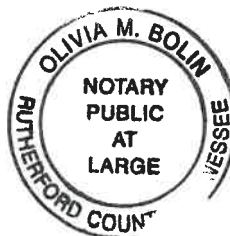
I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patty D. [Signature]
Affiant

Sworn to and subscribed before me this the 6 day of February, 2004.

Olivia M. Bolin
Notary Public

My commission expires: 3-18-07



Record Book
356 Pg 1515

Jennifer M Gerhart, Register
Rutherford County Tennessee
Rec #: 376878 Instrument 1252734
Rec'd: 20.00 NBK: 73 Pg 566
State: 148.00
Clerk: 1.00 Recorded
EDP: 2.00 2/9/2004 at 8:02 am
Total: 171.00 in Record Book
356 Pages 1512-1515

Deed 3

LODGED 3/2/84

458

IN THE CIRCUIT COURT FOR RUTHERFORD COUNTY, TENNESSEE

AT MURFREESBORO

FILED

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION, an
electric cooperative

Petitioner

VS.

PATRICK W. GARRETSON and
RANDY D. TRAVIS; J.B. BATEY,
JR., Trustee for Murfreesboro
Federal Savings & Loan
Association; GLEN FOUTCH,
Trustee for First National Bank
of Rutherford County; and
JOHN B. LANE, Trustee for Lake
Farm Estates, Inc.

Defendants

MAR 01 1984
3:55 PM
ROBERT J. SODDASTA, CLERK
DEPUTY CLERK

NO. 17099

AGREED JUDGMENT

It appearing to the Court from the respective signatures of the counsel for the petitioner and counsel for defendants Patrick W. Garretson and Randy D. Travis that all matters and things in controversy between the parties have been compromised and settled, and that an Agreed Judgment should be entered in this cause, and it further appearing that the petitioner has previously deposited with the Clerk the sum of Four Thousand Seven Hundred Dollars (\$4,700.00) for the purchase of the property rights taken, including any incidental damages to the remainder, and that the total Agreed Judgment to the defendants Patrick W. Garretson and Randy D. Travis should be Six Thousand Dollars (\$6,000.00) without any additional interest charged to the petitioner, so that an additional sum of One Thousand Three Hundred Dollars (\$1,300.00) shall be paid by the petitioner to the defendants, and that this total sum of Six Thousand Dollars (\$6,000.00) including the Four Thousand Seven Hundred Dollars (\$4,700.00) on deposit with the Clerk, shall be paid to the defendants Patrick W. Garretson and Randy D. Travis as further ordered by the Court hereinafter; and that pursuant to an Order of Default Judgment previously entered on or about September 20, 1983, judgment by default has been entered against defendants J.B.

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Batey, Jr., Trustee for Murfreesboro Federal Savings & Loan Association, Glen Foutch, Trustee for First National Bank of Rutherford County, and John B. Lane, Trustee for Lake Farm Estates, Inc. and that all right, title, and interest of these defendants in and to the tract of land hereinafter described have been and were subjected and made subject to a permanent electric utility easement according to the terms of the Order of Default Judgment previously entered in favor of the petitioner; and that all right, title, and interest of defendants Patrick W. Garretson and Randy D. Travis, in and to the tract of land hereinafter described should be subjected to a permanent utility easement for an electrical power distribution line(s) for the purposes of supplying electrical power in favor of the petitioner, MTEMC, its successors and assigns, solely for its public purposes,

It is, therefore, ORDERED, ADJUDGED AND DECREED that defendants Patrick W. Garretson and Randy D. Travis have and recover of the petitioner, MTEMC, the sum of Six Thousand Dollars (\$6,000.00) without additional interest to be charged to the petitioner, the sum of Four Thousand Seven Hundred Dollars (\$4,700.00) previously being deposited in this cause and the additional sum of One Thousand Three Hundred Dollars (\$1,300.00) to be paid to the defendants for the property rights taken and any and all incidental damages to the remainder.

It is further ORDERED, ADJUDGED AND DECREED that all of the defendants' right, title, and interest in and to the following described property be and the same are hereby subjected and made subject to the permanent utility easement for electrical power distribution line(s) and necessary appurtenances for the use and benefit of Middle Tennessee Electric Membership Corporation, its successors and assigns. The tract of land taken and condemned for the purposes described is located in Rutherford County, Tennessee and is more particularly described as follows:

Sixty (60) foot wide Power Line Easement (centerline description) Beginning at a point in Garretson's south line, the U.S. Government's north line, said point being North 84°-46' East, 178.1 feet from the east margin of the proposed Florence Road and Garretson's southwest corner; thence North 6°-17'

West, 370.7 feet along the centerline of said easement to a point; thence North 81°-52' west, 23.88 feet along the centerline of said easement to a point in the east margin of the proposed Florence Road. The area contained in the easement described above contains 0.54 acres, more or less.

Five (5) foot wide Power Pole Anchor Easements
(centerline description) Commencing at a point in the east margin of the proposed Florence Road, said point being Garrettson's southwest corner and being the U.S. Government's northwest corner; thence North 84°-48' east, 178.1 feet with Garrettson's south line to a point; thence North 6°-17' west, 370.7 feet along the centerline of a proposed power line easement (60' wide) to a point; thence South 81°-52' east, 30.98 feet to a point in the east margin of said power line easement to the point of beginning; thence South 81°-52' east, 29.0 feet along the centerline of a power pole anchor easement to a point. Containing 95 square feet, more or less.

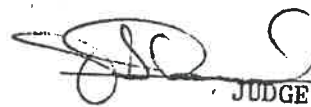
Being a part or portion of property belonging to Patrick W. Garrettson and Randy D. Travis as of record in Deed Book 250, page 118, of the Register's Office of Rutherford County, Tennessee.

It is further ORDERED, ADJUDGED AND DECREED that the sum ordered paid by the petitioner in this cause and paid to the defendants is the total damages the defendants are entitled to recover in this cause as a result of the petitioner's taking and construction which includes damages for the property rights taken, together with any and all incidental damages to the remainder of the tract of land and use of the easement area by the petitioner, its successors and assigns.

It is further ORDERED AND ADJUDGED that the sum of Six Thousand Dollars (\$6,000.00) shall be and is hereby the total judgment had and recovered against the petitioner in this cause and the Clerk shall disburse said sum on deposit with his offices to Attorney Peter V. Hall, attorney for defendants Patrick W. Garrettson and Randy D. Travis, as and for said defendants Patrick W. Garrettson and Randy D. Travis.

It is finally ORDERED that the costs of this cause are adjudged to the petitioner.

ENTER this 5 day of March, 1984.

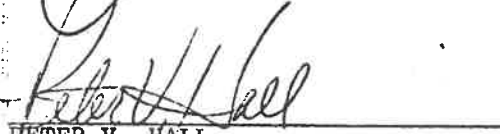

JUDGE

111 585
3/6/84 1824

D-3

AGREED TO AND APPROVED FOR ENTRY:


JAMES C. COPE
Attorney for Petitioner


PETER V. HALL
Attorney for Defendants
Patrick W. Garretson and
Randy D. Travis

RECORDING FEE 12.00
STATE TAX
REGISTER'S FEE
TOTAL PAID 12.00
RECEIPT NO. 53147

STATE OF TENNESSEE
RUTHERFORD COUNTY
OFFICE OF THE REGISTER Mar 27 84
I, HOMER JONES, REGISTER DO CERTIFY THAT THE
FOREGOING INSTRUMENT AND CERTIFICATE ARE REGIS-
TERED IN MY SAID OFFICE IN BOOK NO. 331
PAGE NO. 458 AND THAT THEY WERE
RECEIVED Mar 27 19 84 AT 3:00
O'CLOCK P. AND ENTERED IN NOTE BOOK 29
PAGE 85
HOMER JONES, Register
H. J. Jones DEP. REG.

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State of Tennessee, Rutherford County
The undersigned, Circuit Court Clerk of
the said County and State, hereby certifies
that the foregoing is a correct copy of the
instrument filed in the foregoing case in the
Circuit Court at Murfreesboro, Tennessee.
This 2nd day of March 198 4
ROBERT J. SUDDARTH, Clerk
Circuit Court Clerk

THIS INSTRUMENT PREPARED BY
MURPHY & COPE, ATTORNEYS
MURFREESBORO, TENNESSEE
FROM INFORMATION FURNISHED
BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Deed 4
RIGHT-OF-WAY AND EASEMENT DEED

FOR AND IN CONSIDERATION of the benefits to accrue to the land of the undersigned grantors, of which the hereinafter described strips of land are a part, the cash sum of \$1.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, PATRICK W. GARRETSON and RANDY D. TRAVIS, have this day bargained and sold and do hereby transfer and convey unto the TOWN OF SMYRNA, a municipal corporation in Rutherford County, Tennessee, its successors and assigns, a permanent right of way and easement in, upon, along, under, through and across the hereinafter described ten (10) foot wide strip of land, the center line of which is the first hereinafter described line, and which strip of land extends five (5) feet from and on each side of said line, and also a temporary construction right of way and easement for and during the necessary period of initial construction only, in, upon, along, under, through and across the hereinafter described forty (40) foot wide strip of land, the center line of which is said first hereinafter described line, and which extends twenty (20) feet from and on each side of said first hereinafter described line, and which strips of land extend for the entire length of said first hereinafter described line, together with all necessary rights of ingress and egress to and from said strips of land, for the purpose of locating, constructing, installing, servicing, repairing, maintaining and operating a water main, together with all necessary or appropriate fittings, appliances and appurtenances thereto, in, upon, along, under, through and across said hereinabove described ten (10) and forty (40) foot wide strips of land. Said strips of land are located in the 6th Civil District of Rutherford County, State of Tennessee, and said hereinabove mentioned center lines of said strips of land are more particularly described by metes and bounds as follows:

Begin at a point on the north boundary of said grantor's property 55 feet west of right angle measure from the ease right of way of the proposed Florence Road relocation as described in Deed Book 250, Page 118 of the Register's Office of Rutherford County, Tennessee and run southerly parallel to and 55 feet west of by right angle measure of said proposed relocation, 1,100 feet (more or less) to the point of ending on the grantor's south boundary line.

Said strips of land are portions of the land conveyed to Patrick W. Garretson and Randy D. Travis by deed of record in Deed Book 250, page 118 of the Register's Office of Rutherford County, Tennessee, to which deed reference is hereby made.

TO HAVE AND TO HOLD said rights of way and easements, and said rights of ingress and egress, unto said Town of Smyrna, its successors and assigns.

We covenant that we are lawfully seized and possessed of said strips of land; that we have a good and lawful right to transfer and convey said rights of way and easements; and that said strips of land are unencumbered except by the lien of taxes for the current year, which we agree to pay when due and before same become delinquent, and except for applicable zoning regulations.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to said rights of way and easements unto said Town of Smyrna, its successors and assigns, against the lawful claims of all persons.

We, the owners of the above described land, covenant and bind ourselves, our heirs and assigns, and other successors in title or interest in and to said land or any part or portion thereof not to construct or maintain any building, or other structure of any kind upon said easement area, not to make or cause to be made any fill in excess of ten (10) feet upon said easement area and not to do or cause or permit to be done upon said easement area any other thing or act of any kind whatsoever that will cause or be likely to cause damage or injury to the above referred to utilities, including the fittings, appliances and appurtenances thereto; provided, however, that nothing in this paragraph provided shall be held or construed to otherwise prevent or prohibit the use of said easement area or any part thereof except as provided herein.

By its acceptance of delivery of this instrument, said Town of Smyrna covenants and binds itself, its successors and assigns to repair and restore all fences, if any, that may be required to be cut or to be temporarily removed in, and to clean up and remove all surplus dirt, rock and other debris, caused by or resulting from the locating, constructing, installing, servicing, repairing, maintaining and operating of the above referred to utilities, including the fittings, appliances and appurtenances thereto.

This 14 day of February, 1982.


PATRICK W. GARRETSON


RANDY D. TRAVIS

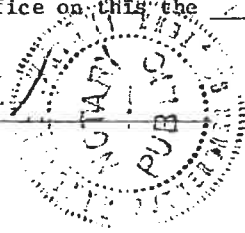
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STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, PATRICK W. CARRETSON and RANDY D. TRAVIS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument (RIGHT-OF-WAY AND EASEMENT DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 11th day of January, 1982.

Patrick W. Carretson
NOTARY PUBLIC



My commission expires: 12-31-83

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 2,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary A. Jones
AFFIANT



Sworn to and subscribed before me, this 11th day of January, 1981.

Homer Jones
NOTARY PUBLIC

My commission expires: 12-31-83

STATE OF TENNESSEE
RUTHERFORD COUNTY

OFFICE OF THE REGISTER April 12, 1982
I, HOMER JONES, REGISTER DO CERTIFY THAT THE FOREGOING INSTRUMENT AND CERTIFICATE ARE REGISTERED IN MY SAID OFFICE IN BOOK NO. 310 PAGE 651 AND THAT THEY WERE RECEIVED April 12, 1982 AT 3:00 O'CLOCK P. AND ENTERED IN NOTE BOOK 27 PAGE 80

HOMER JONES, Register
BY Beth Thompson DEP. REG.

RECORDING FEE 9.00
STATE TAX 0.00
FEE 0.00
TOTAL PAID 9.00
H-CEFT NO. 22522

Deed 5

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
JANIEL, BURTON, BOLIN & LA ROCHE
ATTORNEYS AT LAW
MURFREESBORO, TN 37130

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FOR AND IN CONSIDERATION of the sum of ONE HUNDRED AND FIFTY NINE THOUSAND AND NO/100 (\$159,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, HARRIETTE H. BATEMAN, as Attorney-in-Fact for HARRIETTE H. BATEMAN, BETTY H. MCCLURE, and JANICE HUGHEY, have this day bargained and sold unto LAKE FARM ESTATES, INC., a Tennessee Corporation, its successors and assigns, forever, that certain parcel of real estate situated in the 6th Civil District of Rutherford County, Tennessee, more particularly described as follows, to-wit:

Bounded on the North by property of (now or formerly) Walter Seward and property of Adeline King; the East by property of U. S. Gov. J. Percy Priest Lake project, tract #1810; the South by property of (now or formerly) Mann and property of McClary; the West by property of Frank Peyton estate and property of Hubert Johns estate.

Beginning at a concrete corp marker with coordinates of X=1,859,432.88 and Y=576,852.48, being the SE corner of this tract; thence to corp pins as follows N 1° 26' E 481.36 feet; N 32° 09' W 626.93 feet; N 3° 06' W 758.64 feet; N 84° 46' E 286.2 feet; S 50° 39' E 342.65 feet; N 62° 41' E 405.63 feet; N 13° 17' E 293.67 feet; N 42° W 817.19 feet; N 4° 49' W 193.92 feet to a concrete marker; thence with south fence of Adeline King and Walter Seward N 81° 43' W 2873 feet more or less to a corner post; thence with east fence of Hubert Johns and Frank Peyton S 7° 50' W 2837 feet more or less to a corner post; thence with north fence of McClary and Mann S 81° 52' E 3210 feet more or less to the beginning, containing 198.35 acres more or less.

Being a portion of the land described in the Power of Attorney designating the undersigned as attorney-in-fact, duly recorded on April 5, 1976, in Book A-251, page 393, Register's Office of Rutherford County, Tennessee, and being all of Tract No. 6 described therein. (See this Power of Attorney for derivation of title).

SEND TAX BILLS TO: Name Lake Farm Estates Inc
Address PO Box 128
Springfield, TN

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereto belonging, unto the said LAKE FARM ESTATES, INC., a Tennessee Corporation, its successors and assigns, forever.

I COVENANT with the said grantee that I am lawfully seized and possessed of said real estate, have a good right to convey the same, and that it is free, clear and unencumbered, except for the lien of the 1976 taxes, which taxes shall be prorated.

I FURTHER COVENANT and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate to the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Possession of the property is to be given with delivery of this instrument, subject to Barrett's occupancy to May 30.

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WITNESS my hand on this the 14th day of April 1976.

Harriette H. Bateman
Harriette H. Bateman

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named HARRIETTE H. BATEMAN, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument (Warranty Deed) for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 14 day of April, 1976.
Dinda A. Coop
Notary Public

My comm. expires: 5/22/78

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

the undersigned authority, Notary Public for said State
On this 14th day of April, 1976, before me/personally appeared and County Harriette H. Bateman, to me known to be the person who executed the foregoing instrument in behalf of Harriette H. Bateman, Betty H. McClure, and Janice Hughey and acknowledged that she executed the same as the free act and deed of said Harriette H. Bateman, Betty H. McClure and Janice Hughey.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 14th day of April, 1976.
Dinda A. Coop
Notary Public

My comm. expires: 5/22/78

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHETHER IS GREATER, IS 157,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A VOLUNTARY SALE.

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 23rd DAY OF April, 1976.
Harriette H. Bateman
NOTARY PUBLIC OR REGISTER
MY COMMISSION EXPIRES: June 27, 1978

RECORDING FEE 6.00
STATE TAX 413.40
REGISTER'S FEE .50
TOTAL PAID 419.90
RECEIPT NO. 31001

STATE OF TENNESSEE
RUTHERFORD COUNTY
OFFICE OF THE REGISTER Nov. 4 19 76
I, HOMER JONES, REGISTER DO CERTIFY THAT THE FOREGOING INSTRUMENT AND CERTIFICATE ARE REGISTERED IN MY SAID OFFICE IN BOOK NO. 250
PAGE NO. 49 AND THAT THEY WERE RECEIVED Nov. 4 19 76 AT 12:50 O'CLOCK P.M. AND ENTERED IN NOTE BOOK 21
PAGE 266
BY Donna Starn HOMER JONES, Register
DEP. REG.

STATE OF TENNESSEE
RUTHERFORD COUNTY
OFFICE OF THE REGISTER May 5 19 76
I, HOMER JONES, REGISTER DO CERTIFY THAT THE FOREGOING INSTRUMENT AND CERTIFICATE ARE REGISTERED IN MY SAID OFFICE IN BOOK NO. 245
PAGE NO. 85 AND THAT THEY WERE RECEIVED May 5 19 76 AT 2:10 O'CLOCK P.M. AND ENTERED IN NOTE BOOK 21
PAGE 141
BY Donna Starn HOMER JONES, Register
DEP. REG.

RECORDING FEE 6.00
STATE TAX -
REGISTER'S FEE -
TOTAL PAID 6.00
RECEIPT NO. 38113

Project: J. Percy Priest Dam and Reservoir

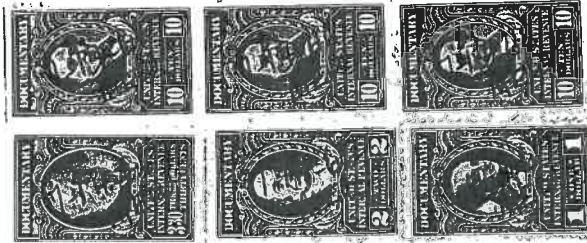
Tract No. 1810

Allen T. Guind
Attorney
U.S. Army Engineer District
Nashville, Tennessee

WARRANTY DEED

For and in consideration of the sum of Thirty-Three Thousand
and no/100-----(\$ 33,000.00) Dollars, cash in
hand paid by the UNITED STATES OF AMERICA, the receipt and sufficiency
of which are hereby acknowledged, we , R. L. Francis and wife,
Edna Earle Francis

_____, have this
day BARGAINED and SOLD and do by these presents GRANT, BARGAIN, SELL,
and CONVEY unto the UNITED STATES OF AMERICA and its ASSIGNS forever
the following described tract or parcel of land, to wit:



A tract of land designated as TRACT NO. 1810 in the J. PERCY PRIEST
DAM AND RESERVOIR PROJECT, situate in the Sixth Civil District of Rutherford
County, Tennessee, on Florence Road, and being more particularly described
as follows:

Beginning at a concrete monument set in the division line between lands
now or formerly owned by John Oliver Mann et al and the lands of the subject
owner; the coordinates of said monument are: X = 1,859,432.88, Y = 576,852.98
and is witnessed as follows: A 12-inch Hackberry which bears South 70° 00'
East 9.5 feet, a 10-inch Hackberry which bears North 85° 00' West 10.4 feet
and a 4-inch Sassafras which bears North 64° 00' West 3.0 feet; thence, from
the point of beginning, severing the lands of the subject owner along a line
marked by iron pins as follows: North 01° 26' East 481.36 feet, North 32° 09'
West 626.93 feet, North 03° 06' West 758.64 feet, North 84° 46' East 286.20
feet, South 50° 39' East 342.65 feet, North 62° 41' East 405.63 feet, North
13° 17' East 293.67 feet, North 42° 00' West 817.19 feet, and North 04° 49'
West 193.92 feet to a concrete monument set in a line of lands now or formerly
owned by Adeline Kine; thence, along said King's line South 81° 43' East 420
feet, more or less, to a point in the center of Florence Road; thence, along
the center of said road as it meanders in a general northeasterly direction
a distance of 450 feet, more or less, to a corner of lands now or formerly
owned by Mable House Clark Allen; thence, leaving said road and along said
Allen's line South 76° 00' East 180 feet, more or less, to a point in the
center of the West Fork of Stones River; thence, upstream along the center
of said river as it meanders in a general southwesterly and southeasterly
direction a distance of 1,800 feet, more or less, to a corner of lands now or
formerly owned by A. F. Johns et ux; thence, leaving said river and along
said Johns' line as follows: South 06° 00' West 155 feet, North 66° 40' West
548.62 feet, and South 84° 35' West 113.52 feet, more or less, to a point in
the center of said Florence Road; thence, along the center of said road as it
meanders in a general southeasterly direction a distance of 2,230 feet, more
or less, to a corner of lands of said John Oliver Mann et al; thence, again
leaving said road and along said Mann's line North 82° 23' West 1,365 feet,
more or less, to the point of beginning, containing seventy-six (76.00)
acres, more or less.

The above bearings are based on the Tennessee State Plane Coordinate
System.

The above described land is a part of the same land conveyed to R. L.
Francis and wife, Edna Earle Francis, from George E. Spry et ux, by deed
dated 9 May 1951, recorded in Deed Book 108, Page 431, in the records of
Rutherford County, Tennessee.

Dried 6
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And we do further remise, release and forever quitclaim to the UNITED STATES OF AMERICA and its assigns, all right, title and interest in the banks, beds, and waters of any stream traversing, opposite to or fronting upon said tract of land, and in any alleys, roads, streets, ways, strips, gores, or railroad rights of way abutting or adjoining said land, and any means of ingress or egress appurtenant thereto.

The above described land is conveyed under and subject to:

1. Existing easements for public roads and highways, public utilities, railroads, and pipe lines, if any.

2. Subject to the rights of the United States of America to enter upon the property to cut and remove timber, to clear the land for reservoir purposes, and to construct roads, highways, and utilities, together with the rights of ingress and egress in, over, and through the above described land, without further liability on the part of the United States, the Grantors in consideration of the protection and maintenance of the land, buildings and structures, and protection of the property against loss by fire, waste, or other causes, to which the Grantors hereby agree, reserve the right to occupy the property until 15 October 1966; provided, further that the Grantors will remove no improvements or timber unless otherwise provided herein.

3. Excepting and reserving to the Grantors the right to remove all buildings and improvements on or before 15 October 1966. In the event that said buildings and improvements are not removed on or before said date, the right of removal shall terminate automatically, and the United States shall have a good and indefeasible title to said buildings or improvements, without notice to the Grantors.

4. A perpetual easement over a strip of land ten (10) feet in width on the above described tract of land for the purpose of obtaining water from the well on the land hereinafter described, and to install and maintain a pump in said well; to install and maintain pipes to convey the water, to install overhead electric wires to said pump, and to go upon said land for the purpose of inspecting, maintaining and repairing said pump, pipeline and electric wires. The land covered by this easement is described as follows, to-wit:

Beginning at a point in the proposed U. S. Government taking line, said point being located South 13° 17' West 263.00 feet, South 42° 00' East 817.19 feet and South 04° 49' East 193.92 feet from a concrete monument set in the division line between lands now or formerly owned by Adeline King, land now or formerly owned by R. L. Francis et ux; the coordinates of said monument are: X = 1,859,457.86, Y = 579,708.13 and is witnessed as follows: A 6-inch Hackberry which bears South 85° 00' East 2.9 feet, a 4-inch Sassafras which bears South 35° 00' West 2.4 feet and a 12-inch triple Hackberry which bears North 84° 30' West 14.5 feet; thence, from the point of beginning along the centerline of the existing pipeline as it meanders generally as follows: South 61° 00' East 90.00 feet and South 21° 00' East 95 feet, more or less, to the point of termination at the existing pumphouse, containing four hundredths (0.04) of an acre, more or less.

It is stipulated and agreed that the owners for themselves, their heirs, executors, administrators, and assigns, agree to release and forever discharge the United States of America, its officers, agents, employees, and assigns,

from damage and liability claims of all kinds arising from or otherwise resulting from or incident to the construction, operation and maintenance of the J. Percy Priest Dam and Reservoir Project, including any claim related to flooding of the above-described easement.

5. It is stipulated and agreed that the United States of America will grant to the owner, subject to the approval of the Secretary of the Army, a perpetual easement for road right-of-way purposes across land designated as Tract No. 1809 and more particularly described as follows: A strip of land 30 feet in width lying 15 feet on either side of the following described center line.

Beginning at a point where the center of the proposed access road crosses the division line between lands now or formerly owned by R. L. Francis et ux and the lands now or formerly owned by Adeline King said point being located South 81° 43' East 15 feet from a concrete monument the coordinates of said monument are: X = 1,859,457.86, Y = 579,708.13 and is witnessed as follows: A 6-inch hackberry which bears South 85° 00' East 2.9 feet; a 4-inch sassafras which bears South 35° 00' West 2.4 feet and a 12-inch triple hackberry which bears North 84° 30' West 14.5 feet; thence, from the point of beginning along said center line as follows: North 05° 49' East 294 feet, more or less, to a point; thence, along a curve to the right having a radius of 303 feet, a distance of 347 feet, more or less, to a point and North 69° 35' East 280 feet, more or less, to the point of termination in the center of Florence Road containing sixty-three hundredths (0.63) of an acre, more or less.

TO HAVE AND TO HOLD the above described land in fee simple, together with all rights, titles, easements, estates, appurtenances and hereditaments thereunto belonging unto the UNITED STATES OF AMERICA and its assigns forever.

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AND we covenant that we are lawfully seized and possessed of the above described property in fee simple, that the same is unencumbered, and that we have a good right to convey it. We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the above described land to the UNITED STATES OF AMERICA and its assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of JULY, 1966.

R. L. Francis
R. L. FRANCIS
Edna Earle Francis
EDNA EARLE FRANCIS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD) SS Certificate of Acknowledgment

Personally appeared before me, _____,
Notary Public in and for _____ The _____ County, State of Tennessee at, Large
R. L. Francis and wife, Edna Earle Francis

the bargainors in the foregoing conveyance, with whom I am personally acquainted, and who acknowledged that they executed said conveyance for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of my office at SMYRNA, State of Tennessee, on this the 14th day of JULY, 1966.

My Commission expires JANUARY 13, 1969.

Allen T. Guild
Notary Public
STATE OF TENNESSEE AT LARGE



STATE OF TENNESSEE, RUTHERFORD COUNTY, OFFICE OF REGISTER
I, Everett Waller, Register, do hereby certify that the foregoing instrument and certificate are registered in my said office in Book No. 167 Page No. 405 and that they were received July 14, 1966 at 12:25 P.M. and entered in Note Book 16 Page 242
EVERETT WALLER, Register, By [Signature]

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WHEREAS, by deed executed the 14th day of April, 1976, of record in Deed Book 245, page 85, Register's Office of Rutherford County, Tennessee, the undersigned, by and through their Power of Attorney granted to Harriette H. Bateman, did convey 198.35 acres to the grantees herein; and

WHEREAS, inadvertently the easements appurtenant to said tract were not described in said instrument and the parties hereto are desirous that said easements be described and incorporated in said deed;

NOW, THEREFORE, we, HARRIETTE H. BATEMAN, individually and as Attorney-in-Fact for Harriette H. Bateman, Betty H. McClure, and Janice Hughey, and BETTY H. MCCLURE and JANICE HUGHEY, have this day bargained and sold and by these presents transfer and convey unto LAKE FARM ESTATES, INC., a Tennessee Corporation, its successors and assigns, forever, the following:

All of the right, title and interest of Grantors in and to a perpetual easement more particularly set forth in Deed Book 169, page 405, Register's Office of Rutherford County, Tennessee, over a strip of land ten feet in width on and over property heretofore conveyed to the United States of America in said Deed Book 169, page 405, for the purpose of obtaining water from the well on the land herein after described, and to install and maintain a pump in said well, to install and maintain pipes to convey water, to install overhead electrical wires to said pump, and to go upon said land for the purpose of inspecting, maintaining, and repairing said pump, pipeline, and electrical wire, said land covered by said easement being described as follows, to-wit:

Beginning at a point in the proposed U. S. Government taking line, said point being located South 13° 17' West 263.00 feet, South 42° 00' East 817.19 feet and South 04° 49' East 193.92 feet from a concrete monument set in the division line between lands now or formerly owned by Adeline King, land now or formerly owned by R. L. Francis, et ux; the coordinates of said monument are: X = 1,859,457.86, Y = 579,708.13 and is witnessed as follows: A 6-inch Hackberry which bears South 85° 00' East 2.9 feet,

a 4-inch Sassafras which bears South 35° 00' West 2.4 feet and a 12-inch triple Hackberry which bears North 84° 30' West 14.5 feet; thence, from the point of beginning along the centerline of the existing pipeline as it meanders generally as follows: South 61° 00' East 90.00 feet and South 21° 00' East 95 feet, more or less, to the point of termination at the existing pumphouse, containing four hundredths (0.04) of an acre, more or less.

Also conveyed herein is all the right, title, and interest of Grantors under the stipulation and agreement by the United States of America to grant to the Grantors herein a perpetual easement over a portion of said real estate heretofore conveyed to the United States of America by deed of record in Book 169, page 405, a perpetual easement for road right-of-way purposes more particularly described as follows:

A strip of land 30 feet in width lying 15 feet on either side of the following described centerline:

Beginning at a point where the center of the proposed access road crosses the division line between lands now or formerly owned by R. L. Francis, et ux. and the lands now or formerly owned by Adeline King, said point being located South 81° 43' East 15 feet from a concrete monument. The coordinates of said monument are: X = 1,859,457.86, Y = 579,708.13 and is witnessed as follows: A 6-inch Hackberry