

HPFA CDP Deed Form No. 1

Docket No. OCS-3175

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Received for Record the 30 day of Jan, 1960, at 10:30 o'clock A.M.

DEED, TENNESSEE
PEL M. MURKIN (Register)

THIS DEED, made this 15th day of January, 1960 by and between the United States of America (hereinafter called the "Government") acting by and through the Housing and Home Finance Administrator (hereinafter called the "Administrator") and

OAK RIDGE DEVELOPMENT CORPORATION, a Corporation organized and

existing under and by virtue of the laws of the State of Tennessee

(hereinafter called the "Grantee" or referred to by use of the pronoun "him" or "his" whether the Grantee is a corporation, person, or persons, and regardless of gender) of

901 Oak Ridge Turnpike, Oak Ridge, Tennessee

WITNESSETH THAT:

The Government, for and in consideration of the sum of \$5.00 and other

good and valuable consideration

cash in hand paid to it by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee, his heirs, successors, and assigns the following described real property situate in the Fourth Civil District of Anderson County, Tennessee, in the Community of Oak Ridge, to wit: a vacant parcel

Parcel Designated as Lot Number Two Hundred Forty-nine (249) (containing 1.15 acres) on the plat of the entire City of Oak Ridge, Tennessee, Subdivision Plan, as shown on Block Plan SD F-21, prepared by Michael Baker, Jr., Inc. and recorded in Oak Ridge Plat Book No. 2, page 110 in the Register's Office of Anderson County, Tennessee;

The lot herein conveyed is a part of the land to which title was vested in the United States of America by judgment of the United States District Court for the Eastern District of Tennessee in Civil Action No. 428, styled United States of America vs. 56,200 Acres of Land in Roane and Anderson Counties, Tennessee and Ed. C. Browder, et al, filed October 8, 1942.

This deed is subject to the following:

a. Oak Ridge Community Disposal Declaration No. 3 in its entirety dated January 6, 1960, of record in Book M, Volume 7, Page 350, in the Register's Office of Anderson County, Tennessee, which is hereby incorporated in and made a part of this deed by this reference.

b. The easements hereby created, reserved, excepted and granted as follows:

The reservation of an easement in favor of the Government, its successors and assigns, to operate, maintain, use, alter and/or otherwise utilize an existing water main and appurtenances over, across, under and upon a strip of land ten (10) feet in width lying five (5) feet on either side of the center line of said main, said easement being located on the property herein conveyed substantially as shown on the aforesaid plat.

The reservation of easements in favor of the Government, its successors and assigns, to operate, maintain, use, alter and/or otherwise utilize an existing fire hydrant and an existing valve and appurtenances over, across, under and upon strips of land each ten (10) feet in width lying five (5) feet on either side of the center line thereof and extending five (5) feet beyond said fire hydrant and valve, said easements being located on the property herein conveyed, said fire hydrant being located one hundred sixty-five (165) feet more or less west of east property line and ninety-one (91) feet more or less south of north property line, said valve being located one hundred two (102) feet more or less south of north property line and one hundred sixty-six (166) feet more or less west of east property line of the property herein conveyed.

RECORDED
JAN 30 1960
BY CARL J. IRWIN
TAX ASSESSOR

(Book N-Vol. 7-Pg. 113+114)

TO HAVE AND TO HOLD the real property herein conveyed to the Grantee, his heirs, successors, or assigns in fee simple.

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Except as otherwise stated herein the Government does hereby covenant that it is lawfully seized of the above described land, and that it is duly authorized to convey the same; that its interest therein is free and clear of liens and encumbrances and that the Government will warrant and defend its title thereto against the lawful demands of all persons claiming by, through, or under the Government, but not further or otherwise.

The Grantee for himself, his heirs, successors, and assigns covenants and agrees:

a. that the owner of the fee in the premises hereby transferred shall pay to the Atomic Energy Commission or its designee an annual charge as compensation for municipal services provided in the Oak Ridge Community by or on behalf of the Commission, to be determined and paid in accordance with the provisions of Oak Ridge Community Disposal Declaration No. 2. Any amounts due and unpaid for such compensation (together with interest and costs thereon) shall become and be a lien upon the property herein conveyed in accordance with the provisions of the Atomic Energy Community Act of 1955 (69 Stat. 471).

b. in occupying, maintaining, or otherwise using and exercising ownership and control of the property hereby conveyed, to observe and comply with all the reservations, restrictions, requirements, and other provisions of Oak Ridge Community Disposal Declaration No. 2, all of which shall be applicable to the property hereby conveyed.

All covenants of the Grantee herein contained shall run with the land and shall extend to and be binding upon the Grantee, his heirs, successors, and assigns.

This deed is made and executed under authority of the Atomic Energy Community Act of 1955, Public Law 221, 84th Congress (69 Stat. 471), Executive Order 10657, dated February 14, 1956 (21 Federal Register 1068, February 16, 1956) and Delegation of Authority effective 16th day of May, 1956, (21 Federal Register 3236, May 16, 1956).

IN WITNESS WHEREOF, the Administrator has caused this deed to be executed in the name of and on behalf of the Government, and in his name and on his behalf as agent of the Government, by his duly authorized representative as of the day and year first above written.

UNITED STATES OF AMERICA

BY: HOUSING AND HOME FINANCE ADMINISTRATOR

BY: *Richard T. Curtis*
Community Disposition Supervisor

STATE OF TENNESSEE ss.
COUNTY OF ANDERSON

Before me, *FRED E. HENNELL*, a Notary Public of the State and County aforesaid, personally appeared *Richard T. Curtis*, with whom I am personally acquainted, and who upon oath, acknowledged himself to be a duly authorized representative of the Housing and Home Finance Administrator, to wit, the Community Disposition Supervisor, and that he as such representative and being duly authorized, pursuant to a delegation of authority published in the Federal Register on May 16, 1956 (21 F.R. 3236), executed the foregoing document for the purposes therein contained, by signing the name of the United States of America by the Housing and Home Finance Administrator by himself as such authorized representative.

Witness my hand and seal at office in Oak Ridge, Anderson County, Tennessee, this the 15th day of January, 1960.

Fred E. Hennell
Notary Public

My commission expires:

My commission expires April 17, 1961.
Qualified in Anderson County, Tennessee,
Under Public Act 1935, Chapter 193.