

This instrument prepared by:
Department of Transportation
Knoxville, Tennessee.

BK/PG: 1036/258-260

03057080

WARRANTY DEED

PROJECT: BR-STP-58(5)
COUNTY: Roane
TRACT: 4

3 PGS 1 AL - WARRANTY DEED	
DEEDS PAGE: 6991	
12/11/2003 - 10:55 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, ROANE COUNTY

MARLENE HENRY
REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, That, I/we,

Edwin B. Sams, Jr., William Ernest Sams, Trustee for Joseph Wolfe Sams and William Ernest Sams, Trustee for Paul Wolfe Sams

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee the land and/or land rights more particularly described as follows:

SITUATED, lying and being in Civil District No. 4 of Roane County, Tennessee and being more fully described as follows:

PARCEL #1

BEGINNING at a right of way marker on the south proposed uncontrolled right of way line at the point of intersection with the common property line between Paul Page and the grantors herein, said marker located 42.0 feet right of centerline station 14+85.86; thence with the said property line north 13 degrees 45 minutes 19 seconds west 33.55 feet to a point on the existing south right of way line of State Route # 58; thence with the said existing south right of way line northeasterly on a curve to the right of radius of 1,877.00 feet an arc distance of 132.88 feet to a point; thence south 12 degrees 44 minutes 19 seconds east 7.00 feet to a point; thence northeasterly on a curve to the right of radius of 1,870.00 feet an arc distance of 97.90 feet to a corner common to Edwin Sams, Jr.; thence with the Sams, Jr. property line south 18 degrees 38 minutes 15 seconds east 51.23 feet to a right of way marker on the south proposed uncontrolled right of way line, said marker located 42.0 feet right of centerline station 17+29.76; thence with the said south proposed uncontrolled right of way line southwesterly on a curve to the left of radius of 1,390.4 feet an arc distance of 236.41 feet to the Point of **BEGINNING**.

PARCEL #2 BEGINNING at a right of way marker on the south proposed uncontrolled right of way line at the point of intersection with the common property line between Edwin Sams, Jr. and the grantors herein, said marker located 42.0 feet right of centerline station 17+72.66; thence with the said property line north 18 degrees 38 minutes 15 seconds west 56.06 feet to a corner common to TVA; thence with the TVA property line south 89 degrees 46 minutes 46 seconds east 715.96 feet to a turn; thence south 08 degrees 20 minutes 58 seconds east 47.85 feet to a right of way marker on the south proposed uncontrolled right of way line, said marker located 41.93 feet right of centerline station 24+77.67; thence with the said south proposed uncontrolled right of way line south 89 degrees 35 minutes 39 seconds west 698.49 feet to a point located 42.0 feet right of centerline station 17+78.98; thence southwesterly on a curve to the left of radius of 1,390.4 feet an arc distance of 6.32 feet to the Point of **BEGINNING**.

Containing 1.005 acres, more or less in the two above described parcels.

The above described tract of land is conveyed to the grantee in fee simple.

PERMANENT DRAINAGE EASEMENT

Being a parcel of land lying outside and adjacent to the south proposed uncontrolled right of way line and extending from a point located 42.0 feet right of centerline station 16+07 to a point located 42.0 feet right of centerline station 16+17 and varying in width from 42.98 feet to 42.99 feet and varying in length from 10.18 feet to 10.3 feet.

Containing 398 square feet, more or less.

By this instrument the grantors hereby convey a permanent easement for construction and maintenance of a drainage facility. The land on which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of said facility.

SLOPE EASEMENT

PARCEL #1 Being a parcel of land lying outside and adjacent to the south proposed uncontrolled right of way line and extending from a right of way marker located 42.0 feet right of centerline station 14+85.86 to a point located 42.0 feet right of centerline station 16+07 and varying in width from 21 feet, more or less to 40 feet, more or less.

PARCEL #2 Being a parcel of land lying outside and adjacent to the south proposed uncontrolled right of way line and extending from a point located 42.0 feet right of centerline station 16+17 to a right of way marker located 42.0 feet right of centerline station 17+29.76 and varying in width from 9 feet, more or less to 31 feet, more or less.

PARCEL #3 Being a parcel of land lying outside and adjacent to the south proposed uncontrolled right of way line and extending from a right of way marker located 42.0 feet right of centerline station 17+72.66 to a right of way marker located 41.93 feet right of centerline station 24+77.67 and varying in width from 1 feet, more or less to 65 feet, more or less.

Containing 0.402 acres, more or less in the three above described parcels.

By this instrument the grantors hereby convey an easement for construction of slopes outside the proposed right of way line. The land on which the slopes are to be constructed remains the property of the grantors. This easement shall terminate upon completion of construction of the project.

CONSTRUCTION EASEMENT

PARCEL #1 Being a parcel of land lying outside and adjacent to a proposed slope easement and a proposed drainage easement and extending from the common property line between Paul Page and the grantors herein to the common property line between Edwin Sams, Jr. and the grantors herein and being 10 feet in width.

PARCEL #2 Being a parcel of land lying outside and adjacent to a proposed slope easement and extending from the common property line between Edwin Sams, Jr. and the grantors herein to the common property line between TVA and the grantors herein and being 10 feet in width.

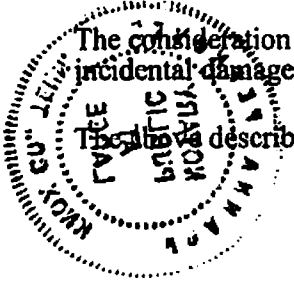
Containing 0.180 acres, more or less in the two above described parcels.

By this instrument the grantors hereby convey an easement for the construction of a work area outside of the proposed right of way line. The title to the above described land remains vested in the grantor and is to be used by the State of Tennessee, its contractors or its assigns for a period of 3 years from and after the commencement of construction.

The grantors acquired title to said land under Deed of record in Deed Book T-17, G-17, H-18, D-19, A-18, T-17, R-20, Page 184, 491, 195, 358, 487, 175, 821 in the Register's Office of Roane County, Tennessee.

The consideration mentioned herein includes payment for the property taken, also payment for any and all incidental damages to the remainder compensable under eminent domain.

The above described property is a portion of Parcel No. 32.05, Tax Map 67.



This conveyance is made in consideration of Twenty Nine Thousand Seven Hundred

(\$ 29,700.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

CHECKED
BARRY
JUN 03 2003

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the said State of Tennessee, I/we do covenant with the said State of Tennessee that I am/we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

AND I/we do further covenant and bind myself, ourselves, my/our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

WITNESS my/our hand(s), this 27 day of September, 2003
5 day of August, 2003

Edwin B. Sams, Jr.
Paul Sams
William E. Sams

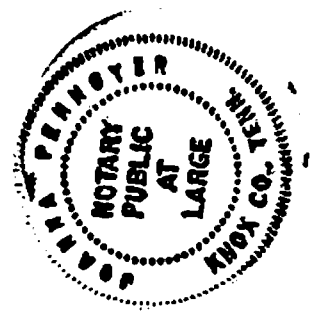
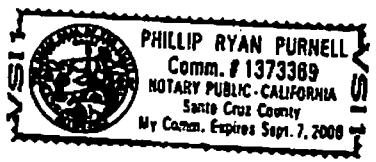
^{Calif. Perm. in}
STATE OF TENNESSEE, Santa Cruz COUNTY

PERSONALLY appeared before me, Phillip Ryan Purnell, a Notary Public in and for said County and State, the within named Edwin Boyer Sams and Paul Wolfe Sams

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

^{Calif. Perm. in}
WITNESS my hand and official seal, at Santa Cruz
Tennessee, this 27th Day of September, 2003

My Commission expires:
Sept 7, 2006 [Signature] Notary Public



State of Tennessee, Knox County
Personally appeared before me, Jeanne Penoyer,
A Notary Public in and for said County and
State, the within named William E. Sams
the bargainor(s), 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, at
Knox County Tennessee, this 5th of December, 2003.
My Commission expires Oct 31, 2005 Jeanne Penoyer Notary Public
BOOK 1036 Page 260

THIS INDENTURE made this 11th day of June 1961, between

EDWIN BOYER SAMS and wife, ALICE JONES SAMS

of Roane County, Tennessee, hereinafter called grantors; and

PAUL PAGE and wife, MARY LEE PAGE

hereinafter called grantees.

WITNESSETH:

That the said grantors, for and in consideration of the sum of One Dollar (\$1.00) cash and other good and valuable considerations to them in hand paid by the said grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and do hereby grant, bargain, sell, and convey unto said grantees the following described premises, lying and being in the Third ~~Fourth~~

Civil District of Roane County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING at a point in the South line of Hwy. 58 said point being approximately 163 feet South of a TVA Monument, thence leaving said highway South 11 degrees 40 minutes East 208.7 feet to a point; thence South 71 degrees 00 minutes 208.7 feet to a point; thence North 11 degrees 40 minutes West 208.7 feet to a point in the margin of the aforementioned highway; thence with the line same North 72 degrees 00 minutes East 208.7 feet to the point of BEGINNING, containing one acre more or less, all according to a recent survey by John H. Williams, Surveyor.

The above premises are restricted as follows:

1. This property shall be used for a single family residential dwelling unit only.
2. There shall be no commercial uses made of this property and there shall be no livestock of any kind except ordinary household pets and they shall not be kept for breeding or commercial purposes.
3. The lot shall not be subdivided or sold in lesser quantities than the description contained above.

4. The residential unit located on these premises shall be set back from the front lot line at least fifty (50) feet and there shall be a set back from each side line of at least twenty-five (25) feet.

For title reference see Deed Book _____, Page _____ in the said Register's Office for Roane County, Tennessee

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead, Dower, and Curtesy therein. TO HAVE AND TO HOLD the said premises to the said grantees, their heirs and assigns forever.

The grantors for themselves, their heirs and assigns, executors, and administrators, do hereby covenant with the said grantees, their heirs and assigns, that they are law-

This Instrument Prepared By
ROBERT L. BADGER
ATTORNEY AT LAW
100 COURT STREET
KINGSTON, TENN.

#76

WARRANTY DEED

THIS INDENTURE made this 3rd day of November 1971, between

EDWIN BOYER SAMS and wife, ALICE JONES SAMS

of Roane County, Tennessee, hereinafter called grantors; and

JOHN P. STREIT and wife, PRISCILLA H. STREIT

hereinafter called grantees.

WITNESSETH:

That the said grantors, for and in consideration of the sum of One Dollar (\$1.00) cash and other good and valuable considerations to them in hand paid by the said grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and do hereby grant, bargain, sell, and convey unto said grantees the following described premises, lying and being in the Third Civil District of Roane County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING at a point on the South side of Highway 58, said point being Southwest along said Highway 371.7 feet more or less from a TVA monument, and also being a corner to Page; from said beginning point along Page's line South 11 deg. 40 min. East 208.7 feet to an iron pin in the line of other Sams property; thence South 71 deg. 00 min. West 414 feet to an iron pin; thence along the line of other Sams property North 11 deg. 40 min. West 208.7 feet to the South margin of the aforesaid Highway 58; thence along the South margin of said Highway North 71 deg. 00 min. East 414 feet to the point of beginning.

For prior deed reference see Deed Book Z-8, Page 439, in the Register's Office for Roane County, Tennessee.

This Instrument Prepared By
Badger and McPherson
ATTORNEYS AT LAW
OLD COURT SQUARE
KINGSTON, TENNESSEE 37763

Pence 111.00

G-11 / 468

The foregoing property is restricted as follows:

1. This property may not be subdivided into more than two separate parcels and each such parcel must have at least 200 feet of highway frontage.

2. The above tract or any subdivision thereof, shall be used for residential purposes only and each parcel shall have only one single family residential dwelling unit thereon, said unit to have a cost construction price of not less than \$25,000.00 based on today's costs.

3. No commercial use may be made of this property or any portion thereof.

4. No livestock of any kind except ordinary household pets may be kept on any portion of the above property and household pets shall not be kept for breeding or commercial purposes.

5. The residential unit located on this parcel or the subdivision thereof shall be set back at least 50 feet from the highway and at least 25 feet from each side line.

6. There is reserved for drainage and utilities, an easement of 15 feet in width on each boundary line of the aforesaid property.

7. The grantors agree that the property lying immediately adjacent to and West of the property conveyed herein, and of the same size, shall be restricted in a manner identical to, or more severe than the restrictions imposed in this deed.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead, Dower, and Curtesy therein. TO HAVE AND TO HOLD the said premises to the said grantees, their heirs and assigns forever.

The grantors for themselves, their heirs and assigns, executors, and administrators, do hereby covenant with the said grantees, their heirs and assigns, that they are lawfully seized and possessed of said premises, have full power, authority, and right to sell and convey the same, and that said premises are free and unencumbered except for current taxes which are to be ~~paid~~ paid by the grantors, ~~as of the date of this instrument~~ and any other encumbrances set out herein, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Any noun, verb, pronoun, appositive, or other word herein having gender or number shall be construed as having the same gender and number as indicated by the names inserted in paragraph one (1) of this instrument.

IT WITNESS WHEREOF, the said grantors have hereunto set their hands and seals the day and year first above written.

Edwin Boyer Sams (L.S.)
Edwin Boyer Sams

Alice Jones Sams (L.S.)
Alice Jones Sams

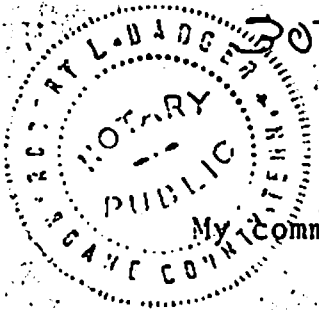
STATE OF TENNESSEE)
) ss.
COUNTY OF ROANE)

Personally appeared before me, the undersigned, a Notary Public in and for said County, the within bargainers, EDWIN BOYER SAMS and wife, ALICE JONES SAMS 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 at office this

30th day of November 1971

Robert F. Badger
Notary Public



STATE OF TENNESSEE, ROANE COUNTY

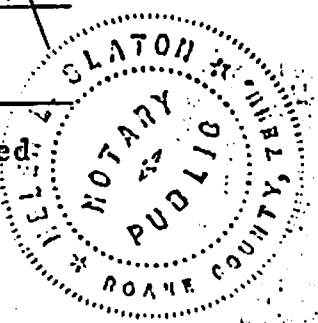
I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is \$7500.00, which amount is equal to, or greater than, the amount which the property transferred would command at a fair voluntary sale.

Robert F. Badger, Affiant
affiant

Alice Jones Sams
affiant

Subscribed and sworn to before me, the undersigned authority this 30 day of Nov, 1971.

Notary Public Robert L. Slaton
My commission expires: 4-27-76



STATE OF TENNESSEE, ROANE COUNTY. REGISTER'S OFFICE

The foregoing instrument and certificate were noted in Note Book K, Page 49 at 11:00 O'clock AM Dec. 6, 1971 and recorded in Deed Book 6, Series 11, Page 468
State Tax \$ 19.50 Fee \$.50 Total \$ 20.00
Witness my hand.

Marilyn Black
Register
By M. Sneed

STATE OF TENNESSEE }
COUNTY OF HAMILTON }

On the 10 day of May, 195__, personally appeared before me Geo. M. Baker and John D. Rather to me personally known, who, being by me duly sworn, did say that they are Chief of the Land Branch and Assistant Secretary, respectively, of the TENNESSEE VALLEY AUTHORITY, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed, sealed, and delivered in behalf of said corporation, as legal agent for the UNITED STATES OF AMERICA, by authority of its Board of Directors; and the said Geo. M. Baker and John D. Rather severally acknowledge said instrument to be the free act and deed of said corporation and of the UNITED STATES OF AMERICA.

WITNESS my hand and official seal at Chattanooga, this the day and year aforesaid

WILLIAM C. WATSON, JR. NOTARY PUBLIC
HAMILTON CO., TENN.

S/ William C. Watson, Jr.
Notary Public

My commission expires: January 13, 1958

STATE OF TENNESSEE }
ROANE COUNTY }

The Foregoing instrument and certificate were Noted in Note Book G, Page 342 at 9:40 o'clock A.M., June 5, 1957 and Recorded in Deed Book B, Series 8, Page 491.

Witness my hand.

Marilyn Black

Register

State Tax \$.75
Probate Fee .50
Total \$1.25
PAID 6-5 1957
S/ Bob Parker Clerk

UNITED STATES OF AMERICA }
TENNESSEE VALLEY AUTHORITY }
TO }
E. E. JONES }

SPECIAL WARRANTY DEED
TRACT NO. XWBR-614

THIS INDENTURE, made and entered into by and between the United States of America, (hereinafter sometimes referred to as the 'Grantor'), acting herein by and through its legal agent, the Tennessee Valley Authority (hereinafter sometimes referred to as the 'Authority'), a corporation created and existing under an Act of Congress, known as the 'Tennessee Valley Authority Act of 1933,' as amended, and E. E. JONES, hereinafter called the "Grantee,"

WITNESSETH:

WHEREAS, Section 31 of the above mentioned Act of Congress authorizes and directs the Authority, as agent of the United States of America, to sell at public auction after due advertisement to the highest bidder any land purchased by the Authority in the name of the United States of America not necessary to carry out plans and projects actually decided upon; and

WHEREAS, no permanent dam, hydroelectric power plant, fertilizer plant, or munitions plant is located on the land hereinafter described, and the Board of Directors of the Authority has determined that said land is not necessary to carry out any of its plans and projects actually decided upon; and

WHEREAS, the Authority pursuant to and in accordance with the provisions of said Act of Congress advertised the said land for sale at public auction; and

WHEREAS, pursuant to said advertisement said land was offered for sale at public auction on the 2nd day of May, 1957, at eleven- - o'clock A.M., at the Courthouse, Kingston- - - County of Roane- - -, State of Tennessee- - - -, and the terms of said sale having been cried for a reasonable time said land was finally struck off and sold to the Grantee for the sum of FOUR HUNDRED TWENTY-FIVE & NO/100- - - - Dollars (\$425.00- -) that being the highest and best bid made at said sale.

NOW, THEREFORE, in consideration of the premises and the full payment of the aforesaid bid, receipt whereof is hereby acknowledged, the Authority as legal agent for the United States of America does hereby bargain, sell, transfer and convey unto the Grantee:

TRACT NO. XWBR-614

A tract of land lying in the Fourth Civil District of Roane County, State of Tennessee, on the south shores of Watts Bar Lake, approximately 900 feet west of the State Highway 58 bridge across the lake, the said land comprising two parcels and being more particularly described as follows:

Parcel No. 1

Beginning at a metal marker (Coordinates: N. 536,976; E. 2,433,972) in the boundary of the United States of America's land at a corner of the Wester Cemetery tract and the land of E. E. Jones et ux; thence with the United States of America's boundary N. $44^{\circ} 56'$ W., 252 feet to a metal marker in the 750-foot contour on the shore of the lake; thence leaving the United States of America's boundary and with the 750-foot contour as it meanders in a general southeasterly direction to a metal marker in the boundary of the United States of America's land; thence leaving the contour and with the United States of America's boundary N. $16^{\circ} 30'$ W. 35 feet to a metal marker; thence S. $73^{\circ} 30'$ W., 20 feet to the point of beginning, and containing 0.5 acre, more or less.

Parcel No. 2

Beginning at a metal marker (Coordinates: N. 536,306; E. 2,433,806) on the south side of State Highway 58 and in the boundary of the United States of America's land at a corner of the land previously conveyed in fee by the Tennessee Valley Authority in the name of the United States of America under the designation of Tract No. XTWBR-42 and the land of E. E. Jones et ux; thence with the United States of America's boundary N. $74^{\circ} 41'$ W., 885 feet to a metal marker; thence N. $44^{\circ} 20'$ E., 12 feet to a metal marker in the 750-foot contour on the south shore of an inlet of the lake; thence leaving the United States of America's boundary and with the 750-foot contour as it meanders in an easterly direction to a metal marker in the boundary of the United States of America's land; thence leaving the contour and with the United States of America's boundary S. $2^{\circ} 18'$ W., 82 feet to the point of beginning, and containing 1.1 acres, more or less.

The land described above as Parcels No. 1 and No. 2 contains a total of 1.6 acres, more or less.

Furthermore, the right of ingress to and egress from the waters of Watts Bar Lake over and upon the adjoining land lying between the 750-foot contour elevation and the waters of the lake.

The positions of corners and directions of lines are referred to the Tennessee Coordinate System. The contour elevation is based on MSL Datum as established by the USC&GS Southeastern Supplementary Adjustment of 1936.

The above described property was acquired by the United States of America by virtue of the deed from E. E. Jones et ux, dated January 8, 1941, in Deed Book P, Volume 5, page 112, in the office of the Register of Roane County, Tennessee.

It is understood and agreed that the above described property is conveyed subject to such rights as may be vested in third parties in an agricultural license which expires December 31, 1957.

That portion of the above described land which lies below the 751-foot contour elevation is conveyed subject to any temporary and intermittent flooding that may result from the erection and operation of any dam or dams across the Tennessee River and its tributaries and all of the land is conveyed subject to the right to temporarily and intermittently flood any portion of any road serving the land described which lies below the 751-foot contour elevation.

THE GRANTOR RESERVES an easement for a road right of way on, over, and across a strip of land, being all that portion of Parcel No. 2 lying east of and adjacent to a line 200 feet west of and parallel to the east boundary of said parcel.

*THE GRANTOR RESERVES the right for itself, its agents, successors and assigns, to disperse, spread, or deposit above or upon the land hereinabove described, without liability for any damage to persons or property which may result therefrom, such matter of any type or description as may be issued, emitted or released into the atmosphere as a direct or indirect result of the construction, operation, or maintenance of any of Grantor's existing plants for the generation of power, any expansions thereof or additions thereto, or of any plants of any type which may be constructed, operated, or maintained in the future for the generation of power by Grantor, its agents, successors and assigns, including expansions thereof or additions thereto, or of any incidental features, equipment or devices connected with such present or future plants.

THE GRANTOR RESERVES the right to maintain any existing boundary and traverse monuments and silt range stations upon the land above described.

THE GRANTEE, in accepting this conveyance, covenants for himself, his heirs, successors, and assigns, and agrees to and with the Grantor that the following shall constitute real covenants which shall attach to and run with the above described land and shall be binding upon anyone who may hereafter come into ownership thereof, whether by purchase, devise, descent, or succession:

(1) In the interest of public health and sanitation and in order that the land above described and all other land in the same locality may be benefited by a decrease in the hazards of stream pollution and by the protection of water supplies, recreation, wildlife, and other public uses of Grantor's reservoir waters and shorelands, he will now use the above described property for any purpose that would result in the draining or dumping into the reservoir of refuse, sewage, or other material which might tend to pollute the waters of said reservoir.

(2) The Grantor, its successors, agents, or assigns shall not be liable for any loss or damage to the above described lands or any improvements located thereon due

to erosion or soakage of the land as a result of wave action, fluctuation of water levels, or other causes.

TO HAVE AND TO HOLD said land and premises unto the Grantee, his heirs, successor and assigns, in fee simple, together with all and singular, the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

And the Authority does hereby covenant that the United States of America is seized and possessed of the above described land; that the Authority as legal agent of the United States is duly authorized to convey the same; that said land is free and clear of liens and encumbrances; and that, subject only to such exceptions, conditions, restrictions and/or limitations as may be expressly mentioned above, it will warrant and defend the title thereto against the lawful demands of all persons claiming by, through, or under the United States of America, but not further or otherwise.

Wherever in this instrument the context requires, the singular number and masculine gender as herein used may be read as plural and feminine, or neuter, respectively.

IN WITNESS WHEREOF, the Tennessee Valley Authority, acting herein as legal agent of the United States of America, and being duly authorized to do so, has caused this instrument to be executed, in the name of the United States of America, by its authorized officers, and its corporate seal to be hereunto affixed this the 2 day of May, 1957.

TENNESSEE VALLEY AUTHORITY }
SEAL }

UNITED STATES OF AMERICA

BY TENNESSEE VALLEY AUTHORITY, its legal agent

Attest:

By S/ Robert J. Coker
Assistant Chief of Land Branch

S/ John D. Rather
Assistant Secretary

STATE OF TENNESSEE }
COUNTY OF HAMILTON }

On the 9 day of May, 1957, personally appeared before me Robert J. Coker and John D. Rather to me personally known, who, being by me duly sworn, did say that they are Assistant Chief of the Land Branch and Assistant Secretary, respectively, of the TENNESSEE VALLEY AUTHORITY, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed, sealed, and delivered in behalf of said corporation, as legal agent for the UNITED STATES OF AMERICA, by authority of its Board of Directors; and the said _____ and _____ severally acknowledge said instrument to be the free act and deed of said corporation and of the UNITED STATES OF AMERICA:

WITNESS my hand and official seal at Chattanooga, this the day and year aforesaid.

LEWIS H. CONNER NOTARY PUBLIC }
HAMILTON CO., TENN. }

S/ Lewis H. Conner
Notary Public

My commission expires: January 9, 1960

STATE OF TENNESSEE }
ROANE COUNTY }

The Foregoing instrument and certificate were Noted in Note Book G, Page 342 at 9:40 o'clock A.M., June 5, 1957 and Recorded in Deed Book B, Series 8, Page 494.

Witness my hand.

Marilyn Black

Register

State Tax \$.75
Probate Fee .50
Total \$1.25
PAID 6/5 1957
S/ Bob Parker Clerk

B-8/491

UNITED STATES OF AMERICA
TENNESSEE VALLEY AUTHORITY

TO

E. E. JONES

SPECIAL WARRANTY DEED

TRACT NO. XWBR-304

THIS INDENTURE, made and entered into by and between the United States of America, (hereinafter sometimes referred to as the 'Grantor'), acting herein by and through its legal agent, the Tennessee Valley Authority (hereinafter sometimes referred to as the 'Authority'), a corporation created and existing under an Act of Congress, known as the 'Tennessee Valley Authority Act of 1933,' as amended, and E. E. JONES, hereinafter called the "Grantee,"

WITNESSETH:

WHEREAS, Section 31 of the above mentioned Act of Congress authorizes and directs the Authority, as agent of the United States of America, to sell at public auction after due advertisement to the highest bidder any land purchased by the Authority in the name of the United States of America not necessary to carry out plans and projects actually decided upon; and

WHEREAS, no permanent dam, hydroelectric power plant, fertilizer plant, or munitions plant is located on the land hereinafter described, and the Board of Directors of the Authority has determined that said land is not necessary to carry out any of its plans and projects actually decided upon; and

WHEREAS, the Authority pursuant to and in accordance with the provisions of said Act of Congress advertised the said land for sale at public auction; and

WHEREAS, pursuant to said advertisement said land was offered for sale at public auction on the 2nd day of May, 1957, at eleven- - -o'clock A.M., at the Courthouse, Kingston- - County of Roane- - -, State of Tennessee- - -, and the terms of said sale having been cried for a reasonable time said land was finally struck off and sold to the Grantee for the sum of FIVE HUNDRED & NO/100- - - Dollars (\$500.00- -), that being the highest and best bid made at said sale.

NOW, THEREFORE, in consideration of the premises and the full payment of the aforesaid bid, receipt whereof is hereby acknowledged, the Authority as legal agent for the United States of America does hereby bargain, sell, transfer and convey unto the Grantee;

TRACT NO: XWBR-304

A tract of land lying in the Fourth Civil District of Roane County, State of Tennessee, on the west shore of Watts Bar Lake, approximately 350 feet south of the State Highway 58 bridge across the lake, and more particularly described as follows:

Beginning at a metal marker (Coordinates: N. 532,792; E. 2,432,466) in the boundary of the United States of America's land at a corner of the lands of Clay McMurray et ux, and H. Wright; thence with the United States of America's boundary N. 14° 58' E., 794 feet to a metal marker; thence N. 29° 22' E., 538 feet to a metal marker; thence N. 46° 44' E., 445 feet to a metal marker; thence N. 47° 30' E., 1072 feet to a metal marker; thence N. 38° 18' E., 1037 feet to US-TVA Monument 37A-63; thence N. 8° 07' W., 130 feet to a metal marker; thence N. 89° 18' E., 82 feet to a metal marker in the 750-foot contour on the shore of the lake; thence leaving the United States of America's boundary

and with the 750-foot contour as it meanders in a general southwesterly direction to a point; thence leaving the contour, N. 89° 34' W., approximately 20 feet to a metal marker; thence N. 89° 34' W., 209 feet to the point of beginning, and containing 15.4 acres, more or less.

Furthermore, to afford a means of ingress and egress to and from the land above described, the grantor hereby conveys to the grantee, with any others who may be designated by the grantor, the right to construct, maintain, and use a road on, over, and across a strip of land 50 feet wide, lying 25 feet on each side of the center line, the center line being described as follows: Beginning at a point in the north boundary of the described land N. 89° 13' E., 25 feet from the most northwesterly corner of the described land; thence in a northerly direction approximately 450 feet, passing under the State Highway 58 bridge at approximately 380 feet, to a point; thence with a line 25 feet north of and parallel to the toe of the highway embankment in a westerly direction approximately 1000 feet to a point; thence, leaving the line parallel to the highway embankment, in a southerly direction approximately 80 feet to a point in the highway; together with the right to do the necessary work of construction and maintenance of said road and the necessary work in connection with the maintenance of any drainage ditches and other road appurtenances on land lying outside of but adjacent to the limits of the right of way; provided, however, that any road constructed over the right of way described herein shall be constructed to a minimum top elevation of not less than 750 feet above mean sea level.

The positions of corners and directions of lines are referred to the Tennessee Coordinate System. The contour elevation is based on MSL Datum as established by the USC&GS Southeastern Supplementary Adjustment of 1936.

The above described property was acquired by the United States of America by virtue of the following deeds of record in the office of the Register of Roane County, Tennessee:

(a) from E. E. Jones et ux, dated January 8, 1941, in Deed Book P, Volume 5, page 112;

(b) from Bessie Abel Neergaard et vir, dated January 9, 1941, in Deed Book R, Volume 5, pages 171-172.

That portion of the above described property which lies below the 752-foot contour elevation is conveyed subject to any temporary and intermittent flooding that may result from the erection and operation of any dam or dams across the Tennessee River and its tributaries and all of the land is conveyed subject to the right to temporarily and intermittently flood any portion of any road serving the land described which lies below the 752-foot contour elevation.

THE GRANTOR RESERVES the right for itself, its agents, successors and assigns, to disperse, spread, or deposit above or upon the land hereinabove described, without liability for any damage to persons or property which may result therefrom, such matter of any type or description as may be issued, emitted or released into the atmosphere as a direct or indirect result of the construction, operation, or maintenance of any of Grantor's existing plants for the generation of power, any expansions thereof or

additions thereto, or of any plants of any type which may be constructed, operated, or maintained in the future for the generation of power by Grantor, its agents, successors and assigns, including expansions thereof or additions thereto, or of any incidental features, equipment or devices connected with such present or future plants.

THE GRANTOR RESERVES the right to maintain any existing boundary and traverse monuments and silt range stations upon the land above described..

THE GRANTEE, in accepting this conveyance, covenants for himself, his heirs, successors, and assigns, and agrees to and with the Grantor that the following shall constitute real covenants which shall attach to and run with the above described land and shall be binding upon anyone who may hereafter come into ownership thereof, whether by purchase, devise, descent, or succession:

(1) In the interest of public health and sanitation and in order that the land above described and all other land in the same locality may be benefited by a decrease in the hazards of stream pollution and by the protection of water supplies, recreation, wildlife, and other public uses of Grantor's reservoir waters and shorelands, he will not use the above described property for any purpose that would result in the draining or dumping into the reservoir of refuse, sewage, or other material which might tend to pollute the waters of said reservoir.

(2) The Grantor, its successors, agents, or assigns shall not be liable for any loss or damage to the above described lands or any improvements located thereon due to erosion or soakage of the land as a result of wave action, fluctuation of water levels, or other causes.

TO HAVE AND TO HOLD said land and premises unto the Grantee, his heirs, successor and assigns, in fee simple, together with all and singular, the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

And the Authority does hereby covenant that the United States of America is seized and possessed of the above described land; that the Authority as legal agent of the United States is duly authorized to convey the same; that said land is free and clear of liens and encumbrances; and that, subject only to such exceptions, conditions, restrictions and/or limitations as may be expressly mentioned above, it will warrant and defend the title thereto against the lawful demands of all persons claiming by, through, or under the United States of America, but not further or otherwise.

Wherever in this instrument the context requires, the singular number and masculine gender as herein used may be read as plural and feminine, or neuter, respectively.

IN WITNESS WHEREOF, the Tennessee Valley Authority, acting herein as legal agent of the United States of America, and being duly authorized to do so, has caused this instrument to be executed, in the name of the United States of America, by its authorized officers, and its corporate seal to be hereunto affixed this the 2nd day of May, 1957.

TENNESSEE VALLEY AUTHORITY

SEAL

Attest:

S/ John D. Rather
Assistant Secretary

UNITED STATES OF AMERICA

BY TENNESSEE VALLEY AUTHORITY, its
legal agent

By S/ Geo. M. Baker
Chief of Land Branch

STATE OF TENNESSEE }
COUNTY OF HAMILTON }

On the 10 day of May, 195__, personally appeared before me Geo. M. Baker and John D. Rather to me personally known, who, being by me duly sworn, did say that they are Chief of the Land Branch and Assistant Secretary, respectively, of the TENNESSEE VALLEY AUTHORITY, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed, sealed, and delivered in behalf of said corporation, as legal agent for the UNITED STATES OF AMERICA, by authority of its Board of Directors; and the said Geo. M. Baker and John D. Rather severally acknowledge said instrument to be the free act and deed of said corporation and of the UNITED STATES OF AMERICA.

WITNESS my hand and official seal at Chattanooga, this the day and year aforesaid.

WILLIAM C. WATSON, JR. NOTARY PUBLIC
HAMILTON CO., TENN.

S/ William C. Watson, Jr.
Notary Public

My commission expires: January 13, 1958

STATE OF TENNESSEE }
ROANE COUNTY }

The Foregoing instrument and certificate were Noted in Note Book G, Page 342 at 9:40 o'clock A.M., June 5, 1957 and Recorded in Deed Book B, Series 8, Page 491.

Witness my hand.

Marilyn Black

Register

State Tax \$.75
Probate Fee .50
Total \$1.25
PAID 6-5 1957
S/ Bob Parker Clerk

UNITED STATES OF AMERICA }
TENNESSEE VALLEY AUTHORITY }
TO }
E. E. JONES }

SPECIAL WARRANTY DEED
TRACT NO. XWBR-614

THIS INDENTURE, made and entered into by and between the United States of America, (hereinafter sometimes referred to as the 'Grantor'), acting herein by and through its legal agent, the Tennessee Valley Authority (hereinafter sometimes referred to as the 'Authority'), a corporation created and existing under an Act of Congress, known as the 'Tennessee Valley Authority Act of 1933,' as amended, and E. E. JONES, hereinafter called the "Grantee,"

WITNESSETH:

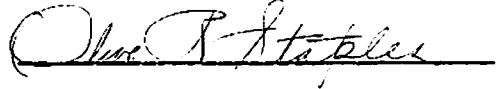
WHEREAS, Section 31 of the above mentioned Act of Congress authorizes and directs the Authority, as agent of the United States of America, to sell at public auction after due advertisement to the highest bidder any land purchased by the Authority in the name of the United States of America not necessary to carry out plans and projects actually decided upon; and

WHEREAS, no permanent dam, hydroelectric power plant, fertilizer plant, or munitions plant is located on the land hereinafter described, and the Board of Directors of the Authority has determined that said land is not necessary to carry out any of its plans and projects actually decided upon; and

STATE OF TENNESSEE)
ROANE COUNTY)

The foregoing instrument and certificate were noted in Note Book E, Page 241 at 12 M c'clock April 17, 1944 and recorded in Deed Book B, Series 6, Page 463 et seq.

WITNESS MY HAND.



REGISTER

WILLIAM ISHAM ET UX HELEN ISHAM,)

TO)

EVA GIBSON)

WARRANTY DEED.

U.S. REVENUE 55¢

THIS INDEMTURE made and entered into this the 28th day of February 1941, by and between William Isham and his wife Helen Isham of Roane County, Tennessee, as parties of the First Part & Eva Gibson of the same state and county as party of the second part.

WITNESSETH, That for and in consideration of the sum of Two Hundred and Seventy five dollars cash in hand the receipt of which is hereby acknowledged, we the parties of the first part hereby sell transfer and convey unto the party of the second part her heirs and assigns the following property, to wit:

Lying and being in the First Civil District of Roane County, Tennessee.

BEGINNING on an iron stake, the North west corner of the Scarbrough line S. 52 West, 160 feet to a stake in the Isham line at a ditch, thence with the Isham & Voiles line, N. 39 degrees 30' west, 270 feet, to a stake in said line Thence North, 52 degrees East 160 feet to a stake, thence 39 degrees, 30' East 270 feet to the beginning corner, containing one acre more or less A 12 feet right-a-way is hereby reserved to the highway from Scarbrough line to Road, as is reserved in deed of Fred Isham et al to William Isham by deed dated July 3rd, 1940, registered in Deed Book Q Series 5, page 39. to which deed reference is made.

TO HAVE AND TO HOLD TOGETHER with the hereditaments and appurtenances thereto appertaining, hereby waiving all claims to homestead and dower therein.

The parties of the First Part hereby covenant that they are lawfully seized and possessed of the premises herein conveyed have a good and lawful right to convey the same, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Witness our hand this the day and date first above written.

William Isham

STATE OF TENNESSEE)
ROANE COUNTY)

Helen Isham.

Personally appeared before me the undersigned authority William Isham and his wife Helen Isham, the within bargainers with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and expressed, and Helen Isham wife of the said William Isham, appeared before me privately and apart from her said husband and who acknowledged that she executed the within instrument free from the compulsion or restraint of her said husband, and of her own free will and accord.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 4 DAY OF MARCH 1941.

E.L.EBLEN, NOTARY PUBLIC,
ROANE CO. TENN.)

E.L.Eblen, Notary Public,
My commission expires April 11th, 1943.

STATE OF TENNESSEE)
ROANE COUNTY)

The foregoing instrument and certificate were noted in Note Book E, Page 241 at 3:40 o'clock P.M. April 17, 1944 and recorded in Deed Book B, Series 6, Page 465

WITNESS MY HAND

