

THOMAS L. BOWMAN ET UX ELIZABETH STREET BOWMAN

TO

UNITED STATES OF AMERICA

GRANT OF HIGHWAY EASEMENT

WBSR 2, & 3

U.S.REVENUE 55¢

THIS INDENTURE, made and entered into by and between THOMAS L. BOWMAN, and wife, ELIZABETH STREET BOWMAN, Harriman, Tennessee, hereinafter called the "First Party", and the UNITED STATES OF AMERICA, hereinafter called the "Second Party",

WITNESSETH: That for and in consideration of the sum of Two Hundred Seventy-Seven and No/100 Dollars (\$277.00) Cash in hand paid, receipt whereof is hereby acknowledged, the First Party has this day bargained and sold, and by these presents does hereby grant, bargain, sell, convey, transfer and deliver unto the Second Party, a permanent easement and right-of-way for the following purposes, namely; The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, build, maintain, repair and rebuild a road or highway, together with such bridges, culverts, ramps and cuts as may be necessary, on, over and across the ground embraced within the right-of-way hereinafter described, which is located within the boundaries of a tract or parcel of land situated in the County of Roane, State of Tennessee, and briefly described as follows:

Being a portion of the same land acquired by Thomas L. Bowman, who is one and the same person as T.L.Bowman, from S.L.Bowman, and wife, Annie Bowman, as shown by Deed recorded in Deed Book C-5, Page 147, and Deed Book E-5, Page 97, of the records in the Register's Office of Roane County, Tennessee.

The easement and right-of-way hereby granted covers a strip of land irregular in width across the above described land, and is more particularly located and described as follows:

WBSR 2: PARCEL NO. 1. A strip of land for a road right of way, lying on each side of the center line of the relocation of "Tennessee State Highway No. 1, at Caney Creek", through the land of T.L.Bowman et al, on the north side of the Tennessee River and approximately 5 1/2 miles southwest of the Town of Harriman, in the first Civil District of Roane County, Tennessee, as shown on a map filed in the Recorder's Office of Roane County, said strip lying north of and adjacent to the south line of T.L. Bowman et al's land, which is the north line of US-TVA Tract No. WBR 739 (T.L.Bowman et al), the center line of the relocation and the various widths of the strip through the land of T.L.Bowman et al being more particularly described as follows:

Beginning at a point where the center line crosses the northwest line of T.L. Bowman et al's land, which is the southeast line of US-TVA tract No. WBR 741 (Tolbert F. Harrison), at survey station 228 /23.7 on the center line of the relocation, said point being N. 38° 15' E., 111.7 feet from a corner of the lands of T.L.Bowman, et al, Tract No. WBR 739, and Tract No. WBR 741; the strip at said point of beginning being 220 feet wide, lying 110 feet on each side of the center line; thence S 61° 49' E., 676.3 feet to survey station 235 / 00 where the width of the strip changes and becomes 150 feet, lying 75 feet on each side of the center line; thence S 61° 49' E., 184.7 feet to a point where the center line crosses the southeast line of T.L.Bowman et al's land, which is the northwest line of Tract No. WBR 739, at survey station 236 / 84.7, said point being N. 61° 42' E., 90 feet from a corner of the lands of T.L. Bowman et al, and Tract No. WBR 739.

The above described strip of land is a continuous right of way through said property between the above named northwest and southeast property lines and contains 4.1 acres, more or less, subject to such rights as may be vested in the public to that portion of Tennessee State Highway No. 1 lying within the strip.

PARCEL NO. 2. A strip of land for a road right of way, lying on each side of the center line of the hereinabove mentioned highway relocation, through the land of T.L.Bowman et al, the center line of the relocation and the various boundaries of the strip being more particularly described as follows:

Beginning at a point where the centerline crosses the west line of T.L. Bowman et al's land, which is the east line of "S-TVA Tract No. WBR 739 (T.L.Bowman et al), at survey Station 240 /56.6 on the center line of the relocation, said point being N. 2° 38' W., 58.2 feet from a corner of the lands of T.L.Bowman et al, and Tract No. WBR 739, the strip at said point of beginning being bounded on the North

side by a line that is 75 feet north of and parallel to the center line, and on the south side by the south line of T.L. Bowman et al's land, which is the north line of Tract No. WBR 739; thence S 61° 49' E., 43.4 feet to survey station 241 /00 where the strip becomes bounded on the North side by a line that is 60 feet north of and parallel to the center line; thence S. 61° 49' E., 279.28 feet to the P.C. of a 1 degree and 52 minute curve to the left, at survey station 243 / 79.28 ; thence, with the curve, in an easterly direction, 1538.72 feet to survey station 259 / 18 in the prolongation of the common boundary line of the lands of T.L. Bowman et al, and T.L. Bowman, the strip at said boundary line becoming bounded on the south side by the center line of the existing Tennessee State Highway No. 1 and the south line of T.L. Bowman et al's land, which is the north line of T.L. Bowman's land; thence, continuing with the curve, in an easterly direction, 164 feet to survey station 260 / 32 opposite a corner of the lands of T.L. Bowman et al, and T.L. Bowman where the strip becomes bounded on the south side by the southwest line of T.L. Bowman et al's land; thence, continuing with the curve, in an easterly direction, 23 feet to survey station 261 / 05 where the strip becomes bounded on the south side by a line that is 50 feet south of and parallel to the center line; thence, continuing with the curve, in an easterly direction, 320 feet to survey station 264 / 25 where the strip becomes bounded on the south side by the southeast line of T.L. Bowman et al's land, which is the northwest line of Tract No. WBR 739; thence, continuing with the curve, in an easterly direction, 23.5 feet to a point where the center line crosses the east line of T.L. Bowman et al's land, which is the west line of Tract No. WBR 739, at survey station 264 / 48.5, said point being N. 9° 17' E., 47.4 feet from a corner of the lands of T.L. Bowman et al, and Tract No. WBR 739.

The above described strip of land is a continuous right of way through said property between the above named west and east property lines and contains 6.0 acres, more or less, subject to such rights as may be vested in the public to that portion of Tennessee State Highway No. 1 lying within the strip.

WBSR 3: A parcel of land for a road right of way, lying on the south side of the center line of the relocation of "Tennessee State Highway No. 1 at Caney Creek", through the land of T.L. Bowman, on the north side of the Tennessee River and approximately 5 1/2 miles southwest of the Town of Harriman, in the First Civil District of Roane County, Tennessee, as shown on a map filed in the Recorder's office of Roane County, said parcel being more particularly described as follows:

Beginning at a point in the center line of the existing Tennessee State Highway No. 1, a corner of the lands of T.L. Bowman, and T.L. Bowman et al, said corner being S 8° 22' W., approximately 37 feet from survey Station 259 / 18 on the center line of the relocation; thence, with the center line of the existing highway and the south line of T.L. Bowman et al's land, in an easterly direction, 170.0 feet to a corner of the lands of T.L. Bowman, and T.L. Bowman et al; thence, leaving the highway and with the southwest line of T.L. Bowman et al's land, S. 38° 00' E., approximately 40 feet to a point; thence, leaving the southwest line of T.L. Bowman et al's land and with a line that is 50 feet south of and parallel to a 1 degree and 52 minute curve to the right on the center line, in a westerly direction, approximately 204 feet to a point in the east line of T.L. Bowman et al's land; thence, with the east line of T.L. Bowman et al's land, N. 3° 22' E., approximately 15 feet to the point of beginning; and containing 0.1 acre, more or less, subject to such rights as may be vested in the public to that portion of Tennessee State Highway No. 1 lying within the parcel.

TO HAVE AND TO HOLD the said easement and right-of-way unto the Second Party, and unto its successors and assigns forever.

And the said First Party hereby covenants with the Second Party that it is lawfully seized and possessed of the aforescribed tract or parcel of land; that it has a good and lawful right to sell and convey the same; that the same is free from all incumbrances; and that it will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As a further consideration for the payment of the purchaser price, above stated, the First Party hereby releases all claims for damage from whatsoever cause, incidental to the exercise of any of the rights herein granted.

It is understood and agreed by the parties hereto, that wherever in the foregoing instrument the singular number is used, it will be read as plural, if and when necessary; and that wherever words of neuter gender are employed, they will likewise apply to the masculine and feminine gender, whenever the context requires.

IN WITNESS WHEREOF, the First Parties have affixed their signatures hereto, on the 14 day of April 1941.

Thomas L. Bowman
Thomas L. Bowman

Elizabeth Street Bowman
Elizabeth Street Bowman

STATE OF TENNESSEE)
COUNTY OF ROANE)

On this the 14 day of April, 1941, before me personally appeared Thomas L. Bowman, and Elizabeth Street Bowman, his wife, to me known to be the persons described

same as their free act and deed.

WITNESS MY HAND and Notarial Seal at Office, this 14 day of April 1941.

William C. Watson, Jr.,
Notary Public

WILLIAM C. WATSON JR., NOTARY PUBLIC
ROANE COUNTY, TENN.

My commission expires; April 11, 1945.

STATE OF TENNESSEE)
ROANE COUNTY,)

The foregoing instrument and certificate were noted in Note Book E, Page 119 at 1:15 o'clock P.M. April 14, 1941 and recorded in Deed Book S, Series 5, Pages 56 to 59.

WITNESS MY HAND.

Chas R Staples
REGISTER

THOMAS L. BOWMAN ET UX ELIZABETH STREET BOWMAN

TO

UNITED STATES OF AMERICA

WARRANTY DEED
WB# 739
U.S. REVENUE \$19.25

THIS INDENTURE, Made and entered into this 14 day of April 1941, by and between THOMAS L. BOWMAN, and wife, ELIZABETH STREET BOWMAN, Harriman, Tennessee, herein after called the First Parties, and the UNITED STATES OF AMERICA, hereinafter called the Second Party;

WITNESSETH: That for and in consideration of the sum of Seventeen Thousand Two Hundred Seven and 65/100 (\$17,207.65) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the First Parties have bargained and sold and do hereby bargain, sell, transfer, convey and confirm unto the Second Party, the following described tract or parcel of land, lying and being situate in First Civil District of Roane County, Tennessee, to-wit:

A portion of a tract of land lying in the first Civil District of Roane County, State of Tennessee, on the left bank of Caney Creek, approximately 1/2 mile southeast of the intersection of U.S. Highway Nos. 27 & 70 and the C.N.&T.P. Railway, the said portion being more particularly described as follows:

Beginning at a 4 inch pine tree, a corner of the lands of the John W. Bowers Heirs, and Tolbert F. Harrison; thence with Tolbert F. Harrison's line N. 55° 02' W., 363 feet to a point; thence N. 35° 00' E., 680 feet to a 24 inch sugar tree; thence N. 38° 15' E., 350 feet to a point in the south right of way line of the relocated State Highway No. 1; thence with a severance line and the said right of way line S 61° 49' E., 694 feet to a point; thence N. 28° 11' E., 35 feet to a point; thence S. 61° 49' E., 135 feet to a point; thence, leaving the right of way line, N. 61° 42' E., 445 feet, crossing the present location of the highway at approximately 110 feet, to a point; thence S 2° 39' E., 403 feet to a point in the present location of State Highway No. 1 (U.S. Highway Nos. 27 & 70) and in the south right of way line of the relocation of the said highway; thence with the said right of way line S 61° 49' E., 291 feet to a point; thence with a 1° 50' curve to the left in an easterly direction 1552 feet to a point in the center line of a county road, a corner to the land of T.L. Bowman; thence, leaving the relocated high-way, with T.L. Bowman's line along the county road S 8° 22' W., 103 feet to a point in the center line of the road; thence with a severance line S. 9° 19' W., 204 feet to a point in the county road; thence, leaving the road, N. 70° 57' E., 110 feet to a point; thence N. 55° 59' E., 575 feet to a point on the south side of the present location of State Highway No. 1 (U.S. Highway Nos. 27 & 70); thence N. 9° 17' E., 260 feet to a point; thence S. 67° 51' E., 244 feet to a point; thence N. 62° 12' E., 392 feet to a point; thence N. 5° 15' E., 338 feet to a point; thence S. 34° 42' E., 348 feet to a point, thence N. 53° 07' E., 966 feet to a point, thence S. 27° 25' E., 119 feet to a point (Coordinates: N. 540,076; E. 2,420,436) in the present right of way of State Highway No. 1 (U.S. Highway Nos. 27 & 70) and in John W. & D.F. Bowman's line; thence with John W. & D.F. Bowman's line along the highway S.

09001297

This Instrument Prepared by:

TITLE ONE, INC.
1025 Waterford Place
Kingston, Tennessee 37763

JESSE L. AL - WARRANTY DEED	
UNIQUE IDENT: 40825	
02/17/2009 - 09:49 AM	
VALUE	891608.00
PROPERTY TAX	0.00
TRANSFER TAX	2216.36
RECORDING FEE	10.00
MP FEE	1.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2236.36
STATE OF TENNESSEE, ROANE COUNTY	
SHARON BRACKETT	
REGISTER OF DEEDS	

WARRANTY DEED

THIS INDENTURE, made this 13th day of February, 2009, by and between J. BAKER HAMILTON, unmarried, herein referred to as GRANTOR, and WESLEY NELLIS and wife, BARBARA NELLIS, herein referred to as GRANTEES.

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of One Dollar (\$1.00), cash to him in hand paid by the GRANTEES and other valuable considerations not mentioned herein, receipt of which is hereby acknowledged, has granted, sold and conveyed and does hereby grant, sell, and convey unto the GRANTEES the following described premises:

A certain parcel or tract of land being and lying within the first civil district of Roane County, The State of Tennessee and being more particularly described as follows:

BEGINNING at a small crabapple tree in the northerly right-of-way of U. S. Highway 70, said tree being located 150 ft. left of centerline station 260+80.21 of TDOT project FI-001-7-(20); thence, departing from the said right-of-way N5 43'18"W, three calls as follows: 205.84 ft. to an iron pin; 131.00 ft. to an iron pin; and, 125.72 ft. to an iron pin, (In all, being 462.56 ft. total); thence, N79 29'52"E, three calls as follows: 76.80 ft. to an iron pin; 416.01 ft. to an iron pin; 355.87 ft. to an iron pin, (In all, being 848.68 ft. total); thence, S12 39'38"E 469.62 ft to an iron pin in the northerly right-of-way of the aforementioned highway, said iron pin being located 110 ft. left of said TDOT project centerline; thence, with the said right-of-way along a curve right defined by a radius of 2959.62 ft., subtended by a chord bearing S72 11'22"W 362.70 ft., an arc distance of 362.93 ft. to a point in the line of a U. S. TVA flowage easement; thence, departing from the said right-of-way and with the line of said easement N65 28'48"W 149.02 ft. to a point; thence, S8 52'12"W 97.22 ft. to a point in the aforementioned right-of-way; thence, departing from the said easement and with the said right-of-way along a curve right defined by a radius of 2959.62 ft., subtended by a chord bearing S81 24'44"W 280.90 ft., an arc distance of 281.01 ft. to an iron pin being located 110 ft left of the aforementioned TDOT project centerline; thence, radial to the right-of-way curve, N5 52'04"W 40.00 ft. to and iron pin being located 150 ft. left of the said centerline; thence, along a curve right defined by a radius of 2919.62 ft., subtended by a chord bearing S85 15'01"W 113.93 ft., an arc distance of 113.94 ft. to the Beginning containing 435562.63 SQ FT or 10.00 ACRES as surveyed by R. A. Bailey, PLS 1759, 224 N. Illinois Ave., Oak Ridge, Tennessee, drawing number 1637.

BEING the same property conveyed via Quit Claim Deed to J. BAKER HAMILTON, from MORTA S. HAMILTON, dated the 16th day of May, 2003, and recorded on May 19, 2003 in the Register of Deed's Office in Roane County, Tennessee in Deed Book N-22, Page 759.


ALSO BEING part of the same property conveyed via Quit Claim Deed to J. BAKER HAMILTON, from MARTA S. HAMILTON, dated the 16th day of May, 2003 and recorded on May 19, 2003 in the Register of Deed's Office for Roane County, Tennessee in Deed Book N-22, Page 762.

TAX ID: 056-064.05 & Part of 056-064.00

TO HAVE AND TO HOLD said premises together with the hereditaments and appurtenances thereto appertaining, unto the GRANTEES, their heirs and assigns, in fee simple forever, hereby releasing all claims to said property, including homestead and dower.

AND THE GRANTOR does hereby covenant with the GRANTEES that he is lawfully seized in fee simple of the premises above conveyed, has full power, right of authority to convey same, that said premises are free from all encumbrances, except as hereinabove stated, and that he will forever warrant and defend them and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands on the day and year first above written.


J. BAKER HAMILTON

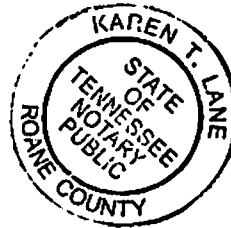
STATE OF TENNESSEE
COUNTY OF ROANE

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, J. BAKER HAMILTON, the within named bargainer, with whom I am personally acquainted, or who has presented sufficient identification, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

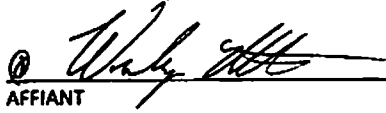
WITNESS my hand and Official Seal at Office this the 13 day of February, 2009.


NOTARY PUBLIC

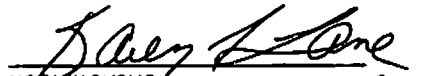
My Commission Expires: 10-19-11



I, or we, hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$599,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.


AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF FEBRUARY, 2009.


NOTARY PUBLIC
My commission expires: 10-19-11

TAXPAYER/PROPERTY OWNER:
WESLEY & BARBARA NELLIS
3456 Roane State Hwy
Harrison, TN 37248

