

instrument for the purposes therein contained.

Witness my hand and official seal of office at Harriman, Tennessee, this 31st day of Oct. 1952.

J.E. Pearman, Notary Public

J.E. PEARMAN, NOTARY PUBLIC  
ROANE COUNTY, TENN.

My commission expires: May 9, 1956.

STATE OF TENNESSEE }  
ROANE COUNTY }

The foregoing instrument and certificate were Noted in Note Book G, Page 7, at 10:30 o'clock A.M. February 5, 1953, and Recorded in Deed Book G, Series 7, Page 411.

WITNESS MY HAND:

REGISTER

UNITED STATES OF AMERICA  
TENNESSEE VALLEY AUTHORITY

TO

WM. B. LADD

WARRANTY DEED

TRACT NOS. XWBR-481,  
XWBR-482, AND XWBR-483

THIS INDENTURE, Made and entered into by and between the United States of America, hereinafter called 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 Wm. B. Ladd, 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 20 day of June 1950, at 10:00 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 TWENTY EIGHT HUNDRED AND FIFTY AND NO/100 Dollars (\$2,850.00) 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-481;

Land lying in the Third Civil District of Roane County, State of Tennessee on

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the south shore of the Clinch River Arm of Watts Bar Lake, approximately 1/2 mile north-  
east of the Town of Kingston, the said tract comprising two parcels of land and being more  
particularly described as follows:

Parcel No. 1: Beginning at a metal marker (Coordinates: N. 54° 6' 77"; E. 2,443,  
on the northeast side of a road and in the boundary of the United States of America's  
land at a corner to the land of the Equitable Life Assurance Society of the United States;  
thence with the United States of America's boundary N37° 10' W, 674 feet to a metal marker;  
thence S57° 10' W, 496 feet to a metal marker, thence S27° 24' E, 835 feet to a metal marker  
on the 750 foot contour on the east shore of an inlet of the lake; thence leaving the  
United States of America's boundary and with the said contour as it meanders down the  
inlet in a general northerly direction to the mouth of the said inlet, then in an easterly  
direction to the mouth of another inlet, and subsequently down the inlet in a general  
northeasterly direction to a metal marker; thence, leaving the contour, S31° 40' E, 41 feet  
to a metal marker in the boundary of the United States of America's land; thence with the  
United States of America's boundary S53° 56' W, 258 feet to the point of beginning, and  
containing 5.2 acres, more or less.

Parcel No. 2: Beginning at US-TVA Monument 47-50 (Coordinates: N. 54° 7' 103"; E.  
3,445,662) on the south side of a county road and in the boundary of the United States of  
America's land at a corner to the land of the Equitable Life Assurance Society of the  
United States; thence with the United States of America's boundary N87° 15' W, 521 feet to  
a metal marker; thence S 54° 02' W, 126 feet to a metal marker; thence N 47° 20' W, 226,  
feet to a metal marker; thence S 87° 28' W, 451 feet to a metal marker; thence S49° 08'  
E, 676 feet to a metal marker on the southeast side of a county road; thence S47° 49' W,  
721 feet to a metal marker; thence N 28° 59' W, 80 feet to a railroad spike in the center  
line of a county road; thence leaving the United States of America's boundary and with the  
center line of the road approximately along a bearing and distance of N 53° 15' E, 154 feet  
to a railroad spike in the 750-foot contour on the southwest side of a culvert at the  
south end of an inlet of the lake; thence with the said contour as it meanders in a  
general northerly direction to the mouth of the inlet and subsequently in a general  
easterly direction to a railroad spike in the center line of a county road; thence leaving  
the contour and with the center line of the road approximately along a bearing and dis-  
tance of S63° 44' E, 92 feet to a railroad spike in the boundary of the United States of  
America's land from which US-TVA Monument 47-127RM bears N52° 25' E at a distance of 24  
feet; thence leaving the road and with the United States of America's boundary S52° 25' W  
177 feet to a metal marker; thence N. 20° 40' W, 487 feet, crossing a county road, to a  
metal marker; thence S85° 17' W, 716 feet, crossing a county road, to the point of beginning,  
and containing 5.1 acres, more or less.

The land described above as comprising Parcels No. 1 and No. 2 contains a total  
of 10.3 acres more or less, and is conveyed subject to such rights as may be vested in  
third parties to transmission lines; subject to such rights as may be vested in third  
parties to telephone lines; and subject to such rights as may be vested in the county to  
roads.

Tract No. XWBR-482:

A tract of land lying in the Third Civil District of Roane County, State of  
Tennessee, on the south shore of the Clinch River Arm of Watts Bar Lake, approximately  
1/4 mile northeast of the Town of Kingston, and more particularly described as follows:

Beginning at a metal marker in the boundary between the lands of the United

States of America and the Equitable Life Assurance Society of the United States from which a metal marker (Coordinates: N. 54° 6, 77'; E. 2, 443, 688) on the northeast side of a road and in the boundary of the United States of America's land at a corner to the land of the Equitable Life Assurance Society of the United States bears S53° 56' W at a distance of 258 feet; thence from the point of beginning N31° 40' W, 41 feet to a metal marker in the 750-foot contour at the south end of an inlet of the lake; thence with the said contour as it meanders in a northerly direction to the mouth of the inlet, then in an easterly direction to the mouth of another inlet, and subsequently up the inlet in a southerly direction to a railroad spike in the center line of a county road on the southwest side of a culvert; thence leaving the contour and with the center line of the road approximately along a bearing and distance of S53° 15' W, 154 feet to a railroad spike in the boundary of the United States of America's land; thence leaving the road and with the United States of America's boundary N28° 59' W, 397 feet to a metal marker; thence S53° 56' W, 265 feet to the point of beginning, and containing 5.0 acres more or less. Said land is conveyed subject to such rights as may be vested in the county to roads; subject to such rights as may be vested in third parties to transmission lines; and subject to such rights as may be vested in third parties to telephone lines.

Tract No. XWER-483:

Land Lying in the Third Civil District of Roane County, State of Tennessee, on the southeast shore of the Clinch River Arm of Watts Bar Lake, approximately 1-1/4 miles northeast of the Town of Kingston, and being all that land which lies above the 750-foot (MSL) contour and is contiguous to and on the lakeward side of a line described as follows:

Beginning at a metal marker (Coordinates: N. 54° 9, 664; E. 2, 450, 767) in the 750 foot contour on the shore of the lake; thence S9° 38' W, 44 feet to a metal marker in the boundary of the United States of America's land; thence with the United States of America's boundary N82° 42' W, 339 feet to a metal marker; thence S51° 17' W, 317 feet to a metal marker; thence S23° 12' W, 267 feet to a metal marker; thence S5° 01' W, 1947 feet to a metal marker; thence S55° 19' E, 133 feet to a metal marker; thence S17° 40' W, 1064 feet to a metal marker; thence S8° 21' W, 1638 feet to a metal marker; thence S83° 35' W, 412 feet to a 30-inch white oak tree (Coordinates: N. 544, 924; E. 449, 076) at a corner of the lands of the Roane County (Poor Farm) and the Equitable Life Assurance Society of the United States from which a metal marker bears N5° W at a distance of 7 feet; thence continuing with the United States of America's boundary N34° 26' W, 1180 feet to a metal marker; thence N 62° 55' W, 846 feet to US-TVA Monument 47-44; thence, leaving the United States of America's boundary, N. 70° 31' E, 199 feet, passing US-TVA Monument 47-125 RM at 191 feet, to a point in the 750-foot contour on the shore of the lake. The land as described above contains 27.0 acres, more or less. Said land is conveyed subject to such rights as may be vested in the county to roads, subject to such rights as may be vested in third parties to transmission lines, subject to such rights as may be vested in third parties to telephone lines, and subject to such right as may be outstanding in third parties to access to and burial in a cemetery.

The above tracts of land are sold 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 also subject to the right to temporarily and intermittently flood any portion of any road serving the land described.

Furthermore, the right to construct and maintain water-use facilities at

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locations and upon plans to be approved in advance by the Authority and suitable ingress and egress over the adjoining land lying between the 745-foot elevation and the shore of the lake, upon the express condition that said rights shall be subject to and shall not in any way interfere with the Authority's statutory powers for river control and development, including, but without limitation by reason of such condition, the Authority's right to flood the land to elevation 750 or to do anything which the Authority deems necessary or desirable in the promotion of malaria control, flood control, navigation, or other essential programs, and the Authority shall not be liable for any loss or damage resulting therefrom.

The above described land was acquired by the United States of America by virtue of deeds executed by: Equitable Life Assurance Society of the United States, dated January 6, 1941, recorded in Deed Book R, Series 5, page 180; and Roane County, Tennessee dated March 15, 1941, recorded in Deed Book R, Series 5, page 492, in the Register's office of Roane County, Tennessee.

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 USACE Southeastern Supplementary Adjustment of 1936. The boundary markers designated "US-TVA Monument" are concrete monuments capped by bronze tablets imprinted with the given numbers.

IN MAKING THIS CONVEYANCE, HOWEVER, THE GRANTOR EXPRESSLY RESERVES THE FOLLOWING DESCRIBED EASEMENT RIGHTS:

THE RIGHT TO MAINTAIN ANY EXISTING BOUNDARY AND TRAVERSE MONUMENTS AND BENCHMARK STATIONS UPON THE LAND ABOVE DESCRIBED.

GRANTOR FURTHER RESERVES ON AND OVER THAT PORTION OF THE ABOVE DESCRIBED LAND WHICH IS LOCATED WITHIN A DISTANCE OF 250 FEET OF THE SHORELINE ("SHORELINE" AS USED HEREIN REFERS TO THE 745-FOOT CONTOUR ELEVATION) OF ANY STREAM OR RESERVOIR UNDER GRANTOR'S CONTROL: THE RIGHT TO ERECT AND MAINTAIN NAVIGATION AIDS AND DO SUCH CLEARING AS GRANTOR MAY DEEM NECESSARY TO ENSURE VISIBILITY.

ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS DETERMINED PURSUANT TO SECTION 5(b) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761) TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL, CONTAINED, IN WHATEVER CONCENTRATION, IN DEPOSITS IN THE LANDS COVERED BY THIS INSTRUMENT ARE HEREBY RESERVED FOR THE USE OF THE UNITED STATES, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE, AND REMOVE THE SAME, MAKING JUST COMPENSATION FOR ANY DAMAGE FOR INJURY OCCASIONED THEREBY. HOWEVER, SUCH LAND MAY BE USED, AND ANY RIGHTS OTHERWISE ACQUIRED BY THIS DISPOSITION MAY BE EXERCISED, AS IF NO RESERVATION OF SUCH MATERIALS HAD BEEN MADE, EXCEPT THAT, WHEN SUCH USE RESULTS IN THE EXTRACTION OF ANY SUCH MATERIAL FROM THE LAND IN QUANTITIES WHICH MAY NOT BE TRANSFERRED OR DELIVERED WITHOUT A LICENSE UNDER THE ATOMIC ENERGY ACT OF 1946 AS IT NOW EXISTS OR MAY HEREAFTER BE AMENDED, SUCH MATERIAL SHALL BE THE PROPERTY OF THE UNITED STATES ATOMIC ENERGY COMMISSION, AND THE COMMISSION MAY REQUIRE DELIVERY OF SUCH MATERIAL TO IT, BY ANY POSSESSOR THEREOF AFTER SUCH MATERIAL HAS BEEN SEPARATED AS SUCH FROM THE ORES IN WHICH IT WAS CONTAINED. IF THE COMMISSION REQUIRES THE DELIVERY OF SUCH MATERIAL TO IT, IT SHALL PAY TO THE PERSON MINING OR EXTRACTING THE SAME, OR TO SUCH OTHER PERSON AS THE COMMISSION DETERMINES TO BE ENTITLED THERETO, SUCH SUMS, INCLUDING PROFITS, AS THE COMMISSION DEEMS FAIR AND REASONABLE FOR THE DISCOVERY, MINING, DEVELOPMENT, PRODUCTION, EXTRACTION, AND OTHER SERVICES PERFORMED WITH RESPECT TO SUCH MATERIAL PRIOR

TO SUCH DELIVERY, BUT SUCH PAYMENT SHALL NOT INCLUDE ANY AMOUNT ON ACCOUNT OF THE VALUE OF SUCH MATERIAL BEFORE REMOVAL FROM ITS PLACE OF DEPOSIT IN NATURE. IF THE COMMISSION DOES NOT REQUIRE DELIVERY OF SUCH MATERIAL TO IT, THE RESERVATION HEREBY MADE SHALL BE OF NO FURTHER FORCE OR EFFECT.

GRANTOR FURTHER RESERVES A PERMANENT EASEMENT AND RIGHT OF WAY, FOR THE FOLLOWING PURPOSES: NAMELY, THE PERPETUAL RIGHT TO ENTER AND TO ERECT, MAINTAIN, REPAIR, REBUILD, OPERATE, AND PATROL ONE OF MORE ELECTRIC POWER TRANSMISSION LINES, AND ONE OR MORE TELEPHONE LINES, INCLUDING THE RIGHT TO ERECT SUCH POLES AND OTHER TRANSMISSION LINE STRUCTURES, WIRES, CABLES, AND ANY NECESSARY APPURTENANCES, THE RIGHT TO CLEAR SAID RIGHT OF WAY AND KEEP THE SAME CLEAR OF BRUSH, TREES, BUILDINGS, FIRE HAZARDS, AND THE RIGHT TO REMOVE DANGEROUS THINGS, IF ANY, LOCATED BEYOND THE LIMITS OF SAID RIGHT OF WAY: ALL OVER, UPON, ACROSS, AND UNDER THE FOLLOWING DESCRIBED LAND, TO WIT:

A strip of land 150 feet in width lying 75 feet on each side of the center line of an existing transmission line of an existing transmission line owned and operated by the Authority known as the Lenoir City-Harriman 66 KV Transmission Line, the center line being described as follows: Beginning at a point in the center line of the existing transmission line N17°10' E., 150 feet, more or less, from the south end of that course in the above described tract XWRN-483, having a bearing and distance of S17°40' W., 100 feet; thence with the center line of the existing transmission line in a northwesterly direction approximately 60 feet to the 750-foot contour which is a boundary of the above described tract XWRN-483.

NEITHER THE AUTHORITY NOR THE UNITED STATES OF AMERICA SHALL BE LIABLE FOR ANY DAMAGE INCIDENTAL TO THE EXERCISE OF ANY OF THE RIGHTS RESERVED EXCEPT THAT THE AUTHORITY SHALL REMAIN LIABLE FOR ANY ADDITIONAL DAMAGE CAUSED BY ITS CONSTRUCTION OR FORCES TO THE PROPERTY (ABOVE DESCRIBED AND HEREBY CONVEYED) AS A RESULT OF THE ERECTION MAINTENANCE OR REBUILDING OF ITS ELECTRICAL POWER TRANSMISSION AND TELEPHONE LINES OF THE RIGHT OF WAY RESERVED.

IN ACCEPTING THIS CONVEYANCE, HOWEVER, THE GRANTEE, FOR HIMSELF, HIS HEIRS, SUCCESSORS AND ASSIGNS, COVENANTS 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.

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 SHORE LANDS, HE WILL NOT USE THE ABOVE DESCRIBED PROPERTY FOR ANY PURPOSE THAT WOULD RESULT IN THE DRAINING OR DUMPING INTO THE RESERVOIR OF ANY REFUSE, SEWAGE, OR OTHER MATERIAL WHICH MIGHT TEND TO POLLUTE THE WATERS OF SAID RESERVOIR.

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, successors 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  
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agent of the United States  
this instrument  
authorized officer  
June, 1950.

TENNESSEE VALLEY

ATTEST:  
John Randolph  
STATE OF TENNESSEE  
COUNTY OF HAMPSHIRE

Or  
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STATE OF TENNESSEE  
ROANE COUNTY

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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 so to do, 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 20 day of June, 1950.

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TENNESSEE VALLEY AUTHORITY, SEAL

UNITED STATES OF AMERICA  
BY TENNESSEE VALLEY AUTHORITY, its legal agent.

By: Geo. M. Baker, Chief of Land Branch

WITNESSES:

John Randolph Perry, Assistant Secretary.

STATE OF TENNESSEE )

COUNTY OF HAMILTON )

On the 28 day of August, 1950, personally appeared before me, GEO. M. BAKER, and JOHN RANDOLPH PERRY, 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 RANDOLPH PERRY, severally acknowledged 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

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

My commission expires: January 11, 1954.

STATE OF TENNESSEE )  
HAMILTON COUNTY )

The Foregoing instrument and certificate were Noted in Note Book G, Page 7, and Recorded in Deed Book G, Series 7, page 412.

" 2:00 o'clock P.M. February 5, 1953

WITNESS MY HAND:

William B. Davis  
REGISTER