

GRANT OF EASEMENT

For and in consideration of the sum of One

(\$1.00) Dollar, cash in hand paid and other good and valuable considerations not herein mentioned, the receipt sufficiency of all of which is hereby acknowledged, we, BILLY G. GARRETT and FARRELL R. ANDERSON, have this day bargained and sold and do by these presents hereby bargain, sell, transfer and convey unto M. E. DORTON, Trustee, his heirs and assigns, the following easement, which lies in the FIRST CIVIL DISTRICT of Cumberland County, Tennessee, and is more particularly described as follows:

A perpetual easement over the a portion of a tract of land containing 7.19 acres, acquired by the grantors herein by deed of record at Deed Book 210 page 195-196, Register's Office, Cumberland County, Tennessee, lying generally at the intersection of Holiday Drive and Highway 70 South. Said easement grant is specifically for the purpose of erecting, maintaining, repairing, rebuilding, removing and operating an advertising sign for what is commonly known as the Holiday Hills Motel and Restaurant. Said sign shall be in the same general location as the presently existing Holiday Hills Resort sign and shall have the same general dimensions: as that of the presently existing sign.

The grantee herein is also granted the right of ingress and egress for the purposes of coming across surrounding property and gaining access to said sign for the purposes of erecting, maintaining, repairing, rebuilding, removing or operating said sign.

The grantee covenants and agrees that erecting and maintaining the sign contemplated by this easement, he or his agent will disrupt the surrounding property as little as practicable and further agree that they will use the most direct route possible from the roadway of Holiday Drive and/or Highway 70 South to the location of the sign in erecting and maintaining said sign.

The easement described herein is to and shall run with the land and shall be for the benefit of the grantee herein named, his heirs, executors, administrators and assigns.

To have and to hold the above described easement to the grantee herein named, in fee simple, forever.

We covenant with the grantee herein named, his heirs and assigns that we are lawfully seized and possessed of the interest in land herein conveyed; have a good and lawful right

This instrument prepared by:
LOONEY, LOONEY & CONNER, Attorneys
Crossville, Tennessee

Send Tax Statements to:
M. E. Dorton, Trustee
P. O. Box 429
Crossville, TN 38555

to convey the same; that said interest in land is free and unencumbered; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and we bind our heirs, assigns and representatives by the above covenants.

Witness our hands and signatures on this the

10th day of May, 1979.

Billy G. Garrett
Billy G. Garrett

Farrell R. Anderson
Farrell R. Anderson

State of Tennessee)
County of Cumberland)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Billy G. Garrett and Farrell R. Anderson, the within named bargainors, with whom I am personally acquainted and who acknowledged the execution of the within and foregoing easement grant as their free act and deed for the purposes therein contained.

Witness my hand and seal of office on this the

10th day of May, 1979.

Margaret E. [Signature]
Notary Public

My commission expires: 10/25/80

STATE OF TENNESSEE, CUMBERLAND 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 \$100.00, which amount is equal to or greater than the amount which property transferred would cost to and at a fair voluntary sale.

Subscribed and sworn to before me this 17th day of June, 1979. Affiant Michelle [Signature]

STATE OF TENNESSEE, CUMBERLAND COUNTY

The foregoing instrument and certificate were noted in Note Book R, Page 296 at 2:30 clock P.M. June 7, 1979 and recorded in Book 213 Series Page 113 State Tax Paid — Fee — Recording Fee — Total \$4.00

Witness My hand 7479
Receipt No. 114

Margaret Madewell
Not. Pub. Reg.
Rep. Margaret Madewell
Registrar