

This instrument prepared by:
The City of Spencer

Tax Map No. 23
Parcel No. 604

EASEMENT

WHEREAS, the City of Spencer of Van Buren County, Tennessee, its servants, agents, and/or contractors contemplate the construction of a water line and/or sanitary sewer force main in Van Buren County, Tennessee, and

WHEREAS, construction of said water line and/or sanitary sewer force main will necessitate the going upon a portion of land owned by the undersigned in Van Buren County, Tennessee;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the benefits that will occur and that we will receive by reason of the above described improvements, I/we C.R. CUNNINGHAM hereby grant, bargain, transfer and convey unto THE CITY of SPENCER of VAN BUREN COUNTY, TENNESSEE, its successors and assigns, and/or its servants, agents, and/or contractors, a perpetual easement to construct, operate, repair, replace, remove, inspect, and maintain a water line and/or sanitary sewer force main in and along that portion or parcel of land located in the 6th Civil District of Van Buren County, Tennessee, which easement is described as follows:

An easement being 30 feet wide and extending 15 feet on each side of a centerline which is described as follows:

Beginning at a point on a southern property line of said property, said point being easterly approximately 50 feet from a southwest corner of said property and easterly approximately 15 feet from the proposed eastern right-of-way of State Highway 111; thence northerly approximately 15 feet from and parallel to the proposed eastern right-of-way of State Highway 111 approximately 495 feet across said property.

In addition to the above described easement, the Owner also grants a temporary construction easement extending 30 feet beyond the eastern boundary of the permanent easement for use during construction.

The grantors acquired the property on which the above described easement is located by deed(s) of record in ~~Deed Book~~ RB - 11 - 543, Page Register's of the Office of Van Buren County, Tennessee.

The City of Spencer of Van Buren County, Tennessee, agrees to require its servants, agents, and/or contractors to protect and restore said property to a condition similar or equal to that existing at the commencement of construction of said water line and/or sanitary sewer force main.

The grantors covenant with the grantee that they are the owners of said property, have a good and lawful right to convey the above described easementway, and that it is free and clear of all encumbrances except as follows:

The portion of parcel of land upon which said water line and/or sanitary sewer force main is to be constructed is to remain the property of the undersigned and may be used by the undersigned for any purpose desired after the construction of said water line and/or sanitary sewer force main is completed, provided in the opinion of the City of Spencer of Van Buren County, Tennessee, said use does not destroy, weaken, impair, or damage the above describe improvement nor interfere with the operation, inspection, repair, replacement, or maintenance of said water line and/or sanitary sewer force main.

IN WITNESS WHEREOF, the undersigned have set their hands this the 15th day of March, 2005.

C.R. Cunningham
Grantor

Grantor

Grantor

Grantor

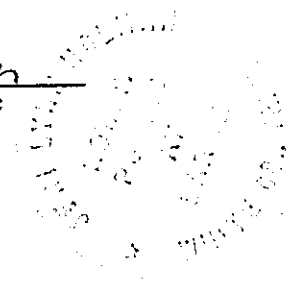
STATE OF TENNESSEE
COUNTY OF VAN BUREN

Personally appeared before me, the undersigned, a Notary Public of this county,
C.R. Cunningham, the within named bargainers, with whom I
am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged
the execution of the within instrument for the purpose therein contained.

Witness my hand at office, this 15th day of March, 2005.

Jess Lynn Holman
Notary Public

My commission expires:
6/21/05



BK/PG:RB14/416-417
05000643
2 PGS : AL - EASEMENT
LINDA MATCH: 894
04/01/2005 - 10:30 AM
VALDE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 10.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 12.00
STATE OF TENNESSEE, VAN BUREN COUNTY
LINDA L. SIMMONS
REGISTER OF DEEDS