

GRANT OF TRANSMISSION LINE EASEMENT AND  
TRANSMISSION LINE STRUCTURE EASEMENT

TRACTS COBR-36, CHMD-21-AS.1 and CHMD-21-AS.2

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND THREE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$1,325.00), cash in hand paid, receipt whereof is hereby acknowledged, we, the undersigned,

JAMES G. DAVIS, JR., and wife,  
EMILY D. DAVIS

have this day bargained and sold, and by these presents do hereby grant, bargain, sell, transfer, and convey unto the UNITED STATES OF AMERICA:

TRACT COBR-36

A permanent easement and right-of-way for the following purposes, namely: the perpetual right to enter at any time and from time to time and to erect, maintain, repair, rebuild, operate, and patrol one line of poles or transmission line structures with sufficient wires and cables for electric power circuits and telephone circuits, and all necessary appurtenances, in, on, over, and across said right-of-way, together with the right to clear said right-of-way and keep the same clear of brush, trees, buildings, and fire hazards; to destroy or otherwise dispose of such trees and brush; and to remove, destroy, or otherwise dispose of danger trees, if any, located beyond the limits of said right-of-way; all over, upon, across, and under the following described land, to wit:

A permanent easement and right-of-way for a transmission line on, over, and across a strip of land located in Desoto County, State of Mississippi, in the NE1/4 of Sec. 35, T1S, R6W, as shown on sheet 9BF of US-TVA drawing LW-5463, the said strip being 62.5 feet wide, lying on both sides of the centerline of the transmission line location and being more particularly described as follows:

Beginning at a point on the north line of the land of Wiley Woods, the said point being located on the centerline of the location at survey station 654 + 83 and being N. 89° 40' E., 134 feet from a common corner in the lands of James G. Davis et ux., Wiley Woods, and others; thence with the said north property line, S. 89° 40' W., 25.2 feet to a point; thence with a line 25.0 feet west of and parallel with the centerline of the location, N. 06° 49' W., 48.2 feet, crossing the centerline of the location at survey station 655 + 21.7, to a point; thence with a line, N. 83° 11' E., 62.5 feet to a point; thence with a line, S. 06° 49' E., 55.3 feet to a point on the north line of the land of Wiley Woods; thence with the said north property line, S. 89° 40' W., 37.7 feet to the point of beginning and containing 0.07 acre, more or less.

Prepared by Wayne A. Cannon, Attorney, TVA, Chattanooga, TN 37402-2801

TRACTS CHMD-21-AS.1 and CHMD-21-AS.2

A permanent easement for the following purposes, namely: the perpetual right to enter at any time and from time to time the present right-of-way of the Cordova-Holly Springs, Tap to Collierville, Tap to Olive Branch Transmission Line to construct and maintain structures with all necessary appurtenances to be located at survey stations 658 + 76.9 and 662 + 86.9 on the centerline of the said transmission line location as described in instrument of record in Deed Book 192, page 582, in the office of the Chancery Clerk, of DeSoto County, Mississippi, and to erect, maintain, repair, rebuild, and operate two transmission line structures and all necessary appurtenances, the said structures being located at survey stations 658 + 76.9 and 662 + 86.9 on the centerline of the location of the said transmission line and on the land of James G. Davis, Jr., and wife, Emily D. Davis, said structure being in Section 35, T.1S., R.6W., in DeSoto County, Mississippi.

United Southern Bank declares that it is the lawful owner and holder of the indebtedness secured by the trust deed of James G. Davis, Jr., and wife, Emily D. Davis, recorded in Trust Deed Book 457, page 143, in DeSoto County, Mississippi, and for a valuable consideration, joins in this instrument and subordinates the lien of said trust deed to the easement herein granted, but otherwise specifically retains said lien.

This easement is conveyed subject to and in addition to existing easement rights owned by the UNITED STATES OF AMERICA.

TO HAVE AND TO HOLD the said easement and right-of-way to the UNITED STATES OF AMERICA, and its assigns, forever.

We covenant with the said UNITED STATES OF AMERICA that we are lawfully seized and possessed of said real estate, have a good and lawful right to convey the easement rights hereinabove described, that said property is free of all encumbrances, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

We agree that the payment of the purchase price above stated is accepted by us as full compensation for all damage caused by the exercise of any of the rights above described; EXCEPT that the UNITED STATES OF AMERICA shall remain liable for any damage to growing crops and fruit trees and any direct physical damage caused to the property of the undersigned by its construction forces or by the construction forces of its agents and employees, in the erection and maintenance of or in exercising a right of ingress and egress to said structures and facilities.

We, for ourselves, our heirs, personal representatives, successors, and assigns, covenant with the United States of America that no buildings or fire hazards will be erected or maintained within the limits of the right-of-way, and agree that this shall be a real covenant which shall attach to and run with the land affected by the easement rights and shall be binding upon everyone who may hereafter come into ownership of said land, whether by purchase, devise, descent, or succession.

Wherever the context requires, the plural number as used herein shall be read as singular.

IN WITNESS WHEREOF, we have hereunto subscribed our names this 15 day of June, 1989.

Attest Grant T. McAlexander  
Title Exec. Vice Pres.  
James G. Davis, Jr.  
JAMES G. DAVIS, JR.

UNITED SOUTHERN BANK  
By [Signature]  
Title Exec. Vice Pres. & Gen. Counsel  
Emily D. Davis  
EMILY D. DAVIS

STATE OF MISSISSIPPI )  
                  COAHOMA ) SS  
COUNTY OF DESOTO )

Before me appeared Robert Wood and Grant T. McAlexander to me personally known, who, being by me duly sworn, did say that they are the Exec. Vice Pres. & Gen. Counsel and Exec. Vice Pres., respectively of UNITED SOUTHERN BANK, 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 on behalf of said corporation, by authority of its Board of Directors, and they as such officers acknowledged said instrument to be the free act and deed of said corporation on the day and year therein mentioned.

WITNESS my hand and seal of office this 15th day of June, 1989.



Susan Murl Eoff  
Notary Public

My commission expires: 10-15-91

STATE OF TENNESSEE )  
                                  ) SS  
COUNTY OF SHELBY )

Before me personally appeared JAMES G. DAVIS, JR., and wife, EMILY D. DAVIS, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed and delivered the same as their free act and deed on the day and year therein mentioned.

WITNESS my hand and seal of office this 15th day of JUNE, 1989.



Roger C. Dan  
Notary Public

My commission expires: 6-4-90

118

The name and address of the owner of the aforescribed easement is:

Easement Owner:	United States of America	[Tax Exempt -
	Tennessee Valley Authority	Miss. Code
	7W 6A Edney Building	\$27-36-301]
	Chattanooga, Tennessee 37402-2801	
	Telephone: 615-751-2020	

The name and address of the legal owner is:

OWNER:	Mr. and Mrs. James G. Davis, Jr.	(See D.B. 192, page 582)
	4830 Fleetgrove Avenue	
	Memphis, Tennessee 38117	

TVA 1501-2 (LA-12-83)(op\*W)  
JWO:DDS (6-5-89)  
1372L

Filed @ 4:00 P Aug 1 M 1989  
 Recorded in Book 277 page 115  
 W. E. Davis, Chancery Clerk