

Prepared by/return to:  
Deborah L. Brooks, Attorney  
Tennessee Valley Authority  
1101 Market Street, Edney Building 4A  
Chattanooga, Tennessee 37402-2801  
(423) 751-4288

BOOK **314** PAGE **209**  
TVA Tract No. FRM-53  
STATE MS.-DESOTO CO.  
FILED  
APR 1 2 08 PM '97

## GRANT OF TRANSMISSION LINE EASEMENT

BK 314 PG 209  
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00), cash in hand paid, receipt whereof is hereby acknowledged, we, the undersigned,

WILLIAM ROBERT LITTLE, JR., Single

have this day bargained and sold, and by these presents do hereby grant, bargain, sell, transfer, and convey unto the UNITED STATES OF AMERICA 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 communication 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 any trees located beyond the limits of said right-of-way which in falling could come within 5 feet of any transmission line structure or conductor; all over, upon, across, and under the land described in Exhibit A hereto attached and by this reference hereby incorporated in and made a part of this instrument as fully as if here written.

The previous and last conveyance of this property is deed of record in Deed Book 191, page 294, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

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 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 line.

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.

BANK OF HOLLY SPRINGS, a corporation, declares that it is the lawful owner and holder of the indebtedness secured by the Deed of Trust of William Robert Little, Jr., recorded in Trust Deed Book 726, Page 67, in DeSoto County, Mississippi, and for a valuable consideration, joins in this instrument and subordinates the lien of said Deed of Trust to the easement herein granted, but otherwise specifically retains said lien.

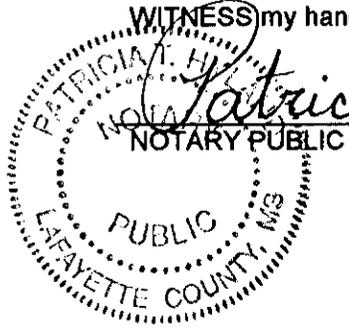
Wherever the context requires, the plural number as used herein shall be read as singular.



STATE OF MISSISSIPPI )  
Lafayette ) SS  
COUNTY OF ~~DESOIX~~ )

Before me appeared Sherwin Haynie, to me personally known, who, being by me duly sworn, did say that he is the Vice President of BANK OF HOLLY SPRINGS, a corporation, and 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 he, as such officer, acknowledged said instrument to be the free act and deed of said corporation on the day and year therein mentioned.

WITNESS my hand and official seal this 1st day of April, 19 97.



Patricia J. Hyland  
NOTARY PUBLIC

My Commission Expires:

My Commission Expires December 29, 1998.

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

EASEMENT OWNER: United States of America [Tax Exempt - Miss. Code §27-37-301]  
Tennessee Valley Authority  
EB 4A  
1101 Market Street  
Chattanooga, Tennessee 37402-2801  
Telephone: 423-751-3542

The name and address of the legal owner is:

OWNER: William Robert Little, Jr. (See D.B. 191, page 294)  
745 Forest Lake Drive  
Memphis, Tennessee 38117  
901-761-2931

INDEXING INFORMATION: Partially in NW ¼ of SE ¼ of Section 5, T2S, R8W and partially in SW ¼ of SE ¼

## EXHIBIT A

## FREEPORT - MILLER

William Robert Little, Jr.

A permanent easement for transmission line purposes on, over, and across a parcel of land located in Section 5, Township 2 South, Range 8 West of DeSoto County, State of Mississippi, as shown on sheet 3 of US-TVA drawing LW-8034, Revision 1, the said parcel being more particularly described as follows:

Commencing at the southeast corner of Section 5, Township 2 South, Range 8 West and the northeast corner of Section 8, Township 2 South, Range 8 West; thence S. 89° 33' 46" W., 1836 feet along the south line of Section 5 and the north line of Section 8 to a point, said point being in the centerline of the location at survey station 284 + 56.00, said section line being the centerline of a 24 foot bituminous road (Church Road); thence leaving said point and with the centerline of the said location N. 24° 40' 25" W., 92.08 feet to a point of intersection at survey station 283 + 63.92, said point being in the east property line of the land of William Robert Little, Jr. and in the west property line of the land of Ruth M. Vinson et al, said point being the point of beginning.

Thence from the point of beginning and with the said property line S. 0° 43' 20" E., 43.96 feet to a property corner common between the lands of William Robert Little, Jr. and Ruth M. Vinson et al, said corner being in the north right-of-way line of the said road and being 17.85 feet right of survey station 284 + 04.10; thence leaving said point and with the south property line of the land of William Robert Little, Jr. and said right-of-way line S. 89° 33' 46" W., 35.26 feet to a point, said point being in the west right-of-way line of the said location; thence leaving said point and with the right-of-way line of said location N. 24° 40' 25" W., 35.31 feet to a point; thence continuing with the said right-of-way line N. 0° 43' 20" W., 2538.98 feet to a point; thence continuing with the said right-of-way line N. 89° 22' 20" W., 648.29 feet to a point; thence continuing with the said right-of-way line N. 0° 05' 14" E., 50.05 feet to a point, said point being in the north fenced property line of the land of William Robert Little, Jr. and in the south fenced property line of the land of Turman, Inc.; thence leaving said point and with the said fenced property line S. 89° 22' 20" E., 50.01 feet to a point, said point being a point of intersection in the centerline of the said location at survey station 251 + 39.11; thence continuing with the said fenced property line and with the said centerline S. 89° 22' 20" E., 647.60 feet to a point of intersection at survey station 257 + 86.71, said point being a property corner common between the lands of William Robert Little, Jr. and Ruth M. Vinson et al; thence continuing with the said centerline and with the east property line of the land of William Robert Little, Jr. and the west property line of the land of Ruth M. Vinson et al S. 0° 43' 20" E., 2577.21 feet to the point of beginning and containing 3.7 acres, more or less.

## EXHIBIT A

## FREEPORT - MILLER

William Robert Little, Jr.

The above described parcel of land is lying partially in the northwest 1/4 of the southeast 1/4 of Section 5, Township 2 South, Range 8 West and partially in the southwest 1/4 of the southeast 1/4 of Section 5, Township 2 South, Range 8 West.

Furthermore, said permanent easement rights include the perpetual right to install, maintain, and replace guy wires and necessary appurtenances outside the right-of-way for the transmission line structures located at survey stations 251 + 39.11, 257 + 86.71 and 283 + 63.92.