

MAY 7 10 42 AM '98

TVA Tract No. FRM-228

Prepared by and return to:  
Jeffrie M. McClain, Attorney  
Tennessee Valley Authority  
1101 Market Street, Edney Building 4A  
Chattanooga, Tennessee 37402-2801  
(423) 751-8125

BK 333 PG 97  
V.E. DAVIS CH. CLK.

## GRANT OF ADDITIONAL EASEMENT RIGHTS WITHIN AN EXISTING EASEMENT AND RIGHT-OF-WAY

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED AND NO/100 DOLLARS (\$600.00), cash in hand paid, receipt whereof is hereby acknowledged, the undersigned,

BRIDGETOWN COMMUNITY ASSOCIATION, INC., a Mississippi corporation, hereinafter "Grantor"

has this day bargained and sold, and by these presents does 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 and to erect, maintain, repair, rebuild, operate, and patrol one line of poles or transmission line structures with sufficient wires and cables for two electric power circuits and communication circuits, including the existing Entergy Mississippi, Inc., 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, the right after the date of execution of this agreement to destroy or otherwise dispose of trees and brush within said right-of-way, and to remove danger trees, if any, located beyond the limits of said right of way (danger trees being 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.

Said easement rights are conveyed subject to an easement and right-of-way owned by Entergy Mississippi, Inc. (formerly known as Mississippi Power & Light Company) with respect to all of said right-of-way and danger trees, by virtue of a warranty deed from Northcentral Mississippi Electric Power Association to Mississippi Power & Light Company dated December 12, 1960, and recorded at Deed Book 49, page 11, a grant from Mrs. D. W. Bridgeforth, et al., to Northcentral Mississippi Electric Power Association dated October 12, 1950, recorded in Deed Book 37, page 386, both in the office of the Chancery Court Clerk of DeSoto County, Mississippi, and Grantee's right under an agreement with Entergy Mississippi dated March 1, 1998.

The last conveyance of this property is the deed recorded in Deed Book 193, page 175, 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.

Grantor covenants with the said UNITED STATES OF AMERICA that it is lawfully seized and possessed of said real estate, has a good and lawful right to convey the easement rights hereinabove described, that said property is free of all encumbrances, except existing easement rights, and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Grantor agrees that the payment of the purchase price above stated is accepted by Grantor 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.

Grantor, for itself, and its successors, and assigns, covenants with the UNITED STATES OF AMERICA that no buildings or fire hazards will be erected or maintained within the limits of the right-of-



## EXHIBIT A

## FREEPORT - MILLER

Bridgetown Community Association, Inc.

A permanent easement for transmission line purposes on, over, and across a strip of land located in Section 23, Township 2 South, Range 7 West of DeSoto County, State of Mississippi, as shown on sheet 8 of US-TVA drawing LW-8034, Revision 2, the said strip being 75.00 feet wide, lying 37.50 feet on each side of the centerline of the transmission line, the centerline of the location and the end boundaries of the strip being more particularly described as follows:

Commencing at the northeast corner of Section 23, Township 2 South, Range 7 West, and the northwest corner of Section 24, Township 2 South, Range 7 West; thence S. 0° 32' 53" E., 308 feet along the east line of Section 23 and the west line of Section 24 to a point, said point being in the centerline of the said location at survey station 872 + 73.00; thence with the said centerline West., 446.80 feet to a point, said point being in the west terminating right-of-way line of the Freeport - Miller Transmission Line (Section 3A) and in the east terminating right-of-way line of the Freeport - Miller Transmission Line (Section 3, see tract FRM-115), said point being in the centerline of the said location at survey station 868 + 26.2, said point being the point of beginning.

Thence from the point of beginning, said strip being bound on the west end by said terminating right-of-way line, and with the said centerline East 446.80 feet to a point, said point being in the east property line of the lands of the Bridgetown Community Association, Inc., Inc. and in the west property line of the lands of William Edward Williams at survey station 872 + 73.00, said point being the east line of Section 23 and the west line of Section 24, said point being S. 0° 32' 53" E., 308 feet from a property corner common to the lands of the Bridgestone Community Association and others, said strip being bound on the east end by said property line and section line.

The strip of land described above is lying entirely within the existing Nesbit - Miller - Slayden Transmission Line location, as shown on sheet 3 of US-TVA drawing LW-3746, and includes the centerline of the transmission line location for a net distance of 446.80 feet and contains 0.8 acres, more or less.

The above described strip of land is lying entirely in the northeast 1/4 of the northeast 1/4 of Section 23, Township 2 South, Range 7 West.