

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 0334 PG 0228  
TVA Tract No. FRM-231A-CR  
STATE MS. - DESOTO CO.  
FILED

JUN 3 12 48 PM '98

BK 334 PG 228  
W.E. DAVIS CH. CLK.

## GRANT OF EASEMENT

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00), cash in hand paid, receipt whereof is hereby acknowledged, we, the undersigned,

JERRY RAY WALTERS and wife, SONYA WALTERS

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 for the following purposes, namely:

The perpetual right to enter at any time and from time to time the southern portion of the land of Jerry R. Walters and trim, top, cut, clear and remove, destroy or otherwise dispose of as necessary any trees, which in falling could come within five feet of any transmission line structure or conductor on the Freeport - Miller Transmission Line, as shown on sheet 8 of US-TVA drawing LW-8034, Revision 2, the said land affected by the clearing rights beginning at a point, said point being the property corner common between the lands of Jerry R. Walters and Marvin P. Watson, said corner being 59.02 feet left of survey station 892 + 66.56; thence leaving said point and extending along the southwest property line of the land of Jerry R. Walters and along the northeast property line of the land of Marvin P. Watson to a property corner common between the lands of Jerry R. Walters and Marvin P. Watson, said corner being 218.38 feet left of survey station 888 + 00.16, all lying in the northeast 1/4 of the northwest 1/4 of Section 24, Township 2 South, Range 7 West of DeSoto County, State of Mississippi.

Tract FRM-231A-CR is a part of the property acquired by Jerry Ray Walters by deed recorded and re-recorded in Deed Books 259 and 266, at respective pages 437 and 746, both in the office of the Chancery Court Clerk of DeSoto County, Mississippi. Title to subject property is vested in Jerry Ray Walters. Sonya Walters, wife of Jerry Ray Walters, joins herein to convey any and all marital rights she may have in and to the said easement and right-of-way conveyed hereby, but not further or otherwise.

Said easement rights are conveyed subject to an easement owned by Entergy Mississippi, Inc. (formerly known as Mississippi Power & Light Company) with respect to danger trees, by virtue of a warranty deed from Northcentral Mississippi Electric Power Association to Mississippi Power & Light Company dated December 30, 1960, and recorded at Deed Book 49, page 11, a grant from Robie S. Watson, et ux., to Northcentral Mississippi Electric Power Association dated October 16, 1950, recorded in Deed Book 37, page 418, both in the office of the Chancery Court Clerk of DeSoto County, Mississippi, and Grantee's right under an agreement with Entergy Mississippi, Inc., dated March 1, 1998.

TO HAVE AND TO HOLD the said easement 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 the land above referred to and that the same is free of all encumbrances, that we have a good and lawful right to convey the easement rights above described, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

We further covenant and agree that the payment of the purchase price above stated is accepted by us as full compensation for all damage incidental to the exercise of any of the rights above described resulting from the granting of this easement; 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 exercise of said easement rights.

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

IN WITNESS WHEREOF, we have hereunto subscribed our names this 2<sup>nd</sup> day of June, 1998.

Charles E. Shirey  
SUBSCRIBING WITNESS

Jerry Ray Walters  
JERRY RAY WALTERS

Sonya Walters  
SONYA WALTERS

STATE OF MISSISSIPPI )  
  ) SS  
COUNTY OF DESOTO )

Personally appeared before me W.E. Davis, the Chancery Court Clerk in and for said county and state, CHARLES E. SHIREY, the subscribing witness to the foregoing instrument, who, being first duly sworn, deposeth and saith that he saw the above named JERRY RAY WALTERS and wife, SONYA WALTERS, whose names are subscribed thereto, sign and deliver the same to the UNITED STATES OF AMERICA; and that he, this affiant, subscribed his name as a witness thereto in the presence of the said JERRY RAY WALTERS and wife, SONYA WALTERS.

WITNESS my hand and official seal of office in the state and county aforesaid, this the 3<sup>rd</sup> day of Jan, 1998.

W.E. Davis Chancery Clerk  
Chancery Court Clerk  
Starkey, DC  
MY COMMISSION EXPIRES  
JAN 3, 2000

EASEMENT OWNER: United States of America  
Tennessee Valley Authority  
1101 Market Street, EB 4A  
Chattanooga, Tennessee 37402-2801  
Telephone: 423-751-3542

[Tax Exempt - Miss. Code §27-37-301]

PROPERTY OWNER: Jerry Ray Walters  
2910 Pleasant Hill Road  
Olive Branch, Mississippi 38654  
Telephone Number: (601) 895-4787

(See D Bks. 259 & 266, pgs. 437 & 746)

INDEXING INFORMATION: NE 1/4 of the NW 1/4, Section 24, T2S, R7W