

STATE MS.-DESOTO CO. *ms*

Prepared by and return to:
Jeffrie M. McClain, Attorney
Tennessee Valley Authority
1101 Market Street, CST 7A
Chattanooga, Tennessee 37402-2801
(423) 751-8125

FEB 13 3 50 PM '02

TVA Tract No. CHMDMW-17

BK 411 PG 536
W. E. DAVIS CH. CLK.

GRANT OF TRANSMISSION LINE EASEMENT

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$167,000.00), cash in hand paid, receipt whereof is hereby acknowledged, the undersigned,

JOHN HYNEMAN DEVELOPMENT CO., INC., a Mississippi corporation

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 at any time and from time to time and to erect, maintain, repair, rebuild, operate, and patrol lines of transmission line structures with 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.

Furthermore, the undersigned, in addition to the rights herein conveyed to the United States of America, expressly grants to the Northcentral Mississippi Electric Power Association the perpetual right to enter the land described in the aforesaid Exhibit A, the easement area, at any time and from time to time and to erect, maintain, repair, rebuild, operate and patrol underbuilt electric power circuits, and all necessary appurtenances, on structures erected by the United States of America or its agents.

The previous and last conveyance of this property is a deed recorded in Deed Book 276, page 574, 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.

JOHN HYNEMAN DEVELOPMENT CO., INC., 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, and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

JOHN HYNEMAN DEVELOPMENT CO., INC., agrees that the payment of the purchase price above stated is accepted by it 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 annual 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 lines.

JOHN HYNEMAN DEVELOPMENT CO., INC., 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-way, and agrees 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.

IN WITNESS WHEREOF, JOHN HYNEMAN DEVELOPMENT CO., INC., has caused this instrument to be executed by its duly authorized officers on this 13th day of February, 2002.

ATTEST:

By:

Title:

[Signature]
Asst.

JOHN HYNEMAN DEVELOPMENT CO., INC.

By:

Title:

[Signature]
President

STATE OF TENNESSEE)
COUNTY OF Shelby) SS

Before me appeared John Hyneman, to me personally known, who, being by me duly sworn, did say that he is the PRESIDENT of JOHN HYNEMAN DEVELOPMENT CO., INC., 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 the said instrument to be the free act and deed of the said corporation on the day and year therein mentioned.

WITNESS my hand and official seal this 13th day of February, 2002.



[Signature]

My Commission Expires: 2-4-2004

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

EASEMENT OWNER: United States of America [Tax Exempt -
Tennessee Valley Authority Miss. Code § 27-37-301]
1101 Market Street, CST 7A
Chattanooga, Tennessee 37402-2801

The name and address of the legal owner are:

OWNER: JOHN HYNEMAN DEVELOPMENT CO., INC. (See D.B. 276, page 574)
1364 Cordova Cove
Germantown, Tennessee 38138

INDEXING INFORMATION: NE 1/4 of the SW 1/4 of Section 27, Township 1 South, Range 6 West

EXHIBIT A**CORDOVA-HOLLY SPRINGS TRANSMISSION LINE
TAP TO MILLER SUB.
TAP TO DESOTO ROAD SUB.
TAP TO MINERAL WELLS****JOHN HYNEMAN DEVELOPMENT CO., INC.**

A permanent easement for transmission line purposes on, over, and across a parcel of land located in Section 27, Township 1 South, Range 6 West of Desoto County, State of Mississippi, as shown on a map entitled "Cordova-Holly Springs Trans. Line, Tap to Miller Sub., Tap to Desoto Road Sub., Tap to Mineral Wells," drawing LW-5463, Sheet 10DCA, Revision 2, said parcel being more particularly described as follows:

Commencing at the northeast corner of the southwest quarter of said Section 27, Township 1 South, Range 6 West; thence S. 00° 29' 58" E., 250.41 feet with the east line of the southwest quarter of Section 27 to a point, said point being northeast property corner of the lands of John Hyneman Development Co., Inc., and the northwest property corner of the lands of Jean H. Daugherty et al, said point being in the south right-of-way line of the lands of the Mississippi Department of Transportation (Highway 302 Bypass), said point being the point of beginning.

Thence from the point of beginning and with the east property line of the lands of John Hyneman Development Co., Inc., and the west property line of the lands of Jean H. Daugherty, et al., S. 00° 29' 58" E., 55.34 feet to a point on the centerline of the said location at survey station 52+58.33; thence leaving said point and continuing along said property line S. 00° 29' 58" E., 37.53 feet to a point, said point being in the south right-of-way line of the said location; thence leaving said point and with said right-of-way line S. 87° 02' 15" W., 1,148.51 feet to a point; thence continuing with said right-of-way line N. 53° 04' 24" W., 66.06 feet to a point, said point being in the north property line of the lands of John Hyneman Development Co., Inc., and the south right-of-way line of the lands of the Mississippi Department of Transportation (Highway 302 Bypass); thence leaving said point and with said property line and highway right-of-way line N. 77° 12' 27" E., 65.54 feet to a point on the centerline of the said location at survey station 64+00.40; thence leaving said point and continuing with said property line and hwy. right-of-way line N. 77° 12' 27" E., 324.20 feet to a point, said point being a highway right-of-way monument; thence leaving said point and continuing with said property line and highway right-of-way line N. 88° 09' 52" E., 819.33 feet to the point of beginning and containing 2.53 acres, more or less.

The above described parcel of land is lying entirely in the northeast quarter of the southwest quarter of Section 27, Township 1 South, Range 6 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 structure located at survey station 63+75.36.

rec'd 1/10/02