

STATE NS. - DE SOTO CO.  
 FILED

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 14 1 03 PM '02

TVA Tract No. CHMDMW-7A

BK 411 PG 569  
 W.E. DAVIDSON, CLK.

## GRANT OF TRANSMISSION LINE EASEMENT

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY-TWO THOUSAND AND NO/100 DOLLARS (\$152,000.00), cash in hand paid, receipt whereof is hereby acknowledged, the undersigned,

ALEXANDER ROAD, LLC, a Mississippi limited liability company

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 grant 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.

Tract CHMDMW-7A is a part of the same property acquired by the above owner by three deeds recorded in Deed Book 326, pages 156, 181, and 206, 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.

ALEXANDER ROAD, LLC, 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.

ALEXANDER ROAD, LLC, 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.

ALEXANDER ROAD, LLC, 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



STATE OF MISSISSIPPI )  
 ) SS  
COUNTY OF DESOTO )

Before me appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that he or she is the \_\_\_\_\_ of TRUSTMARK NATIONAL BANK, 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 or she, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

The name and address of the owner of the aforedescribed 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: Alexander Road, LLC (See D.B. 326, pages 156,  
1364 Cordova Cove 181, and 206)  
Germantown, Tennessee 38138

INDEXING INFORMATION: SE 1/4 of the NE 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****ALEXANDER ROAD, LLC**

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 said Section 27, Township 1 South, Range 6 West; thence S. 00° 34' 30" E., 2,601.32 feet along the east line of Section 27 and the west line of Section 26, Township 1 South, Range 6 West, to a point in the centerline of the location at survey station 27+35.38; thence leaving the said point with the centerline of said location S. 89° 29' 06" W., 136.11 feet to a point, said point being on the centerline of the said location at survey station 28+71.49, said point being in the southeast property line of the land of Alexander Road, LLC, and the northwest right-of-way line of the Mississippi Department of Transportation (Highway 302 Bypass and Alexander Road), said point being the point of beginning.

Thence from the point of beginning and with the southeast property line of the land of Alexander Road, LLC, and the northwest right-of-way line of the Mississippi Department of Transportation (Highway 302 Bypass and Alexander Road) S. 47° 27' 01" W., 48.54 feet to a point, said point being a highway right-of-way monument; thence continuing with said property line and highway right-of-way line S. 89° 29' 06" W., 1,022.40 feet to a point, said point being on the centerline of the said location at survey station 39+43.40, said point being N. 89° 29' 06" E., 121.81 feet from a property corner common to the lands of Alexander Road, LLC, and others; thence leaving said point and continuing with said property line and said highway right-of-way line S. 89° 29' 06" W., 53.03 feet to a point, said point being in the northwest right-of-way line of the said location; thence leaving said point and with said right-of-way line N. 44° 29' 06" E., 98.99 feet to a point; thence continuing with said right-of-way line N. 89° 29' 06" E., 1,083.08 feet to a point, said point being in the southeast property line of the lands of Alexander Road, LLC, and the northwest right-of-way line of the lands of the Mississippi Department of Transportation (Highway 302 Bypass and Alexander Road); thence leaving said point and with said property line and said highway right-of-way line S. 47° 27' 01" W., 56.01 feet to the point of beginning and containing 1.73 acres, more or less.

The above described parcel of land is lying entirely in the southeast quarter of the northeast 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 38+97.44.

rec'd 1/10/02