

Department of Transportation
Knoxville, Tennessee.

WARRANTY DEED

Project:	County:	Tract:
30008-2211-04	Greene	21

KNOW ALL MEN BY THESE PRESENTS, That I/we,

Aral Gene Seaton and wife Dorothy E. Seaton

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee, the land and/or lands rights, more particularly described as follows:

SITUATED, lying and being in Civil District No. 10 of Greene County, Tennessee and being more fully described as follows:

PARCEL #1

BEGINNING at a right of way marker on the northeast proposed uncontrolled right of way line of Ben Bow Road, said marker located 30 feet right of Ben Bow Road centerline station 3+25; thence with the said proposed uncontrolled right of way line south 79 degrees 30 minutes 56 seconds east 176.31 feet to a right of way marker located 40 feet right of Ben Bow Road centerline station 1+25; thence north 29 degrees 53 minutes 41 seconds east 32.81 feet to a right of way marker on the existing west right of way line of State Route #70, said marker located 43.90 feet left of State Route #70 paper located centerline station 146+63.87; thence with the said existing west right of way line south 28 degrees 23 minutes 21 seconds east 98.02 feet to a point on the existing northeast right of way line of Ben Bow Road; thence with the said existing northeast right of way line north 70 degrees 47 minutes 04 seconds west 252.80 feet to a right of way marker on the northeast proposed uncontrolled right of way line, said marker located 22.92 feet right of Ben Bow Road centerline station 3+25; thence with the said proposed uncontrolled right of way line north 19 degrees 44 minutes 41 seconds east 7.08 feet to the Point of BEGINNING.

PARCEL #2

BEGINNING at a right of way marker on the west proposed uncontrolled right of way line at the point of intersection with the existing west right of way line of State Route #70, said marker located 35.00 feet left of paper located centerline station 147+08; thence with the said proposed uncontrolled right of way line northerly on a curve to the right of radius of 1,180.92 feet an arc distance of 493.12 feet to a right of way marker on the existing west right of way line of State Route #70, said marker located 35 feet left of paper located centerline station 151+86.52; thence with the said existing west right of way line south 25 degrees 18 minutes 19 seconds east 255.73 feet to a point; thence south 24 degrees 52 minutes 14 seconds east 280.26 feet to the Point of BEGINNING.

Containing 0.410 acres, more or less in the two above described parcels.

The above described tract of land is conveyed to the grantee in fee simple.

PERMANENT DRAINAGE EASEMENT

BEGINNING at a point on the existing west right of way line at the point of intersection with the north limits of the proposed easement, said point located 36.82 feet left of paper located centerline station 146+98.36; thence with the said existing right of way line south 25 degrees 24 minutes 01 seconds east 24.01 feet to a point on the south limits of the proposed easement, said marker located 41.42 feet left of paper located centerline station 146+75.43;

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thence with the said proposed easement limits north 82 degrees 10 minutes 33 seconds west 35.82 feet to a turn; thence north 07 degrees 49 minutes 27 seconds east 20.00 feet to a turn; thence south 82 degrees 10 minutes 35 seconds west 22.53 feet to the Point of BEGINNING.

Containing 584 square feet, more or less.

By this instrument the grantors hereby convey a permanent easement for construction and maintenance of a drainage facility. The land on which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of said facility.

SLOPE EASEMENT

PARCEL #1

Being a parcel of land lying outside and adjacent to the west existing right of way line and extending from the northeast proposed uncontrolled right of way line of Ben How Road to the south limits of a proposed drainage easement and varying in width from 14 feet, more or less to 20 feet, more or less.

PARCEL #2

Being a parcel of land lying outside and adjacent to the west existing and proposed uncontrolled right of way line and extending from a point located 36.82 feet left of paper located centerline station 146+98.31 to the common property line between James Friend and the grantors herein and varying in width from 9 feet, more or less to 20 feet, more or less.

Containing 7,900 square feet, more or less in the two above described parcels.

By this instrument the grantors hereby convey an easement for construction of slopes outside the proposed right of way line. The land on which the slopes are to be constructed remains the property of the grantors. This easement shall terminate upon completion of construction of the project.

CONSTRUCTION EASEMENT

PARCEL #1

Being a parcel of land lying outside and adjacent to a proposed slope easement and extending from a point located 50 feet, more or less left of paper located centerline station 146+62 more or less to a point located 52 feet, more or less left of paper located centerline station 146+85 more or less and being 5 feet in width.

PARCEL #2

Being a parcel of land lying outside and adjacent to a proposed slope easement and extending from a point located 53 feet, more or less left of paper located centerline station 147+13 more or less to the common property line between James Friend and the grantors herein and being 5 feet in width.

Containing 2,750 square feet, more or less in the two above described parcels.

By this instrument the grantors hereby convey an easement for a working area outside of the right of way line. The title to the above described land remains vested in the grantor and is to be used by the State of Tennessee, its contractors or its assigns for a period of 2 & 1/2 years from and after the commencement of construction.

The grantors acquired title to said land under Deed of record in Deed Book 432, Page 502, _____, in the Register's Office of Greene County, Tennessee.

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The consideration mentioned herein includes payment for the property taken, also payment for any and all incidental damages to the remainder compensable under eminent domain.

The above described property is a portion of Parcel No. 030.06, Tax Map 098.

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This conveyance is made in consideration of Fifteen Thousand

(\$ 15,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

010078

AUG 19 1991

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the said State of Tennessee. I/we do covenant with the said State of Tennessee that I am/we are lawfully seized and possessed of said land in fee simple; have a right to convey it and the same is unencumbered.

And I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness my/our hand(s), this 21st day of November, 19 91.

Paul A. Seaton
X. County E. Seaton

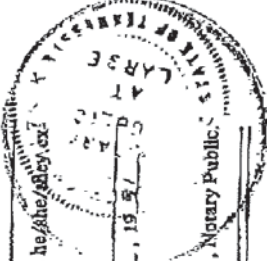
STATE OF TENNESSEE Greene COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul A. Seaton and X. County E. Seaton

the bargainer(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Tennessee, this 21st Day of November, 19 91.
Witness my hand and official seal, at Greenville

My Commission expires: 12-15-91
D. A. [Signature]
Notary Public.



My Commission Expires 12-15-91
Paul P. Nigral
194 [Address]
Greenville, TN 37025

State of Tennessee, Greene County Registrar's Office
This instrument recorded in Book 437, Page 406
Received for record at 10:33 P on the 21st day of Nov, 1991.
State Tax 16.00
Noted in Book 230, Page 330, R No. Barrett B. [Address]
Paul A. Seaton

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WARRANTY DEED

FROM _____
TO
STATE OF TENNESSEE
Filed for record this _____ day of _____
A.D., 19 _____, at _____
o'clock _____ M.
Register.