

Pick Up

This Instrument Was Prepared By:
 City of Franklin, Tennessee
 CIP Division
 P.O. Box 305
 Franklin, TN 37065

**AGREEMENT FOR DEDICATION OF EASEMENT FOR
 PERMANENT DRAINAGE, TEMPORARY SLOPE AND TEMPORARY CONSTRUCTION**

For and in consideration of One (\$1.00) Dollar, in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, DAVID CORNELIUS POTTS does hereby grant, bargain, sell, transfer and convey unto the **CITY OF FRANKLIN, TENNESSEE**, its successors and assigns forever, a permanent easement described as attached. All of which is more particularly shown by words, figures, signs and symbols on the attached Exhibits and Map, which is made a part hereof.

****see attached easement descriptions****

This conveyance includes the right of the City of Franklin, Tennessee, its servants and agents to construct, operate, maintain, repair, replace and inspect Drainage Improvements within the limits of the aforescribed permanent Drainage easement.

To have and to hold said easement to the City of Franklin, Tennessee, its successors and assigns forever. I/We do hereby covenant with said City of Franklin, Tennessee, that I/we are lawfully seized and possessed of said land in fee simple and have a good right to make this conveyance.

I/We do further covenant with said City of Franklin, Tennessee, that said portion or parcel of land as aforescribed is to remain the property of the undersigned and may be used for any lawful purpose or purposes desired after the construction of all the aforescribed improvements, provided, in the opinion of the City of Franklin, Tennessee, said use or uses do not destroy, weaken or damage the above mentioned improvements or interfere with the operation or maintenance thereof. The City of Franklin, Tennessee hereby covenants that upon completion of construction it will restore the hereinabove described property to its original condition, or near thereto as is reasonably possible. I/We do not waive any claim for damage in any manner for the negligence of any agent, representative or contractor for the City of Franklin, Tennessee, during the construction of any of the aforesaid improvements. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives to warrant and forever defend the right of the grantee to the foregoing easement against the claims of all person whomsoever.

The Temporary Slope and Temporary Construction Easement shall terminate upon the completion of the construction project and shall remain the property of the Grantors.

This conveyance includes the right of the City of Franklin, Tennessee, its servants and agents to construct the roadway slope for the BOYD MILL AVENUE IMPROVEMENTS PROJECT within the limits of the aforescribed easement.

I/We do hereby covenant with said City of Franklin, Tennessee, that I/we are lawfully seized and possessed of said land in fee simple and have a good right to make this conveyance.

Upon completion of the construction of the BOYD MILL AVENUE IMPROVEMENTS PROJECT, the Temporary Slope and Temporary Construction Easement shall be abandoned.

WITNESS my/our hand(s), this 23 day of November, 2009.

David Cornelius Potts
(Signature)

David Cornelius Potts
(Printed Name)

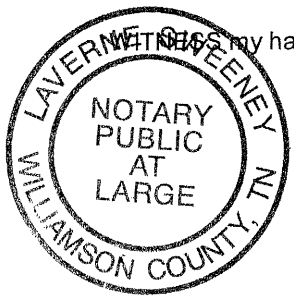
(Signature)

(Printed Name)

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named David Cornelius Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself to be the within named bargainer, and that he executed the foregoing instrument for the purposes therein contained.



WITNESS my hand and seal this 23rd day of November, 2009.

Laverna Greene
NOTARY PUBLIC
My Commission Expires: 05/28/2012

ATTEST:
BY: Eric S. Stuckey
ERIC S. STUCKEY
CITY ADMINISTRATOR

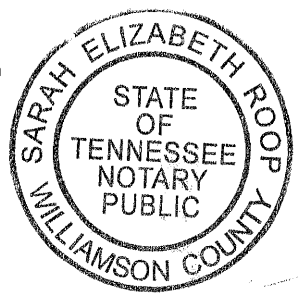
CITY OF FRANKLIN:
John C. Schroer
JOHN C. SCHROER
MAYOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, **ERIC S. STUCKEY AND JOHN C. SCHROER**, with whom I am personally acquainted and who acknowledge that they executed the within instrument for the purposes therein contained, and who further acknowledge that they are the Mayor and City Administrator of the maker or a constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal this 2nd day of December, 2009.

Sarah Elizabeth Roof
NOTARY PUBLIC
My Commission Expires: 7-31-11



Tax Map: 077
Parcel: 14.01
Civil District: 5th

Grantor:
David Cornelius Potts
3175 Boyd Mill Avenue
Franklin, TN 37064

Project No. 07-10-201
Boyd Mill Avenue Project

Grantee:
City of Franklin
109 3rd Ave. South
Franklin, Tennessee 37064

Book: 1482
Page: 877

PERMANENT DRAINAGE EASEMENT

Commencing from a point on the existing southerly right-of-way line of Boyd Mill Avenue, said point being the northwesterly property corner of said tract; thence, along the western most property line of the herein referenced parcel, South 08 degrees 26 minutes 33 seconds West, a distance of 7.78 feet to a point; thence, South 84 degrees 10 minutes 24 seconds East, a distance of 122.16 feet to the Point of Beginning; thence, South 84 degrees 10 minutes 24 seconds East, a distance of 20.00 feet to a point; thence, South 05 degrees 49 minutes 36 seconds West, a distance of 14.00 feet to a point; thence, North 84 degrees 10 minutes 24 seconds West, a distance of 20.00 feet to a point; thence, North 05 degrees 49 minutes 36 seconds East, a distance of 14.00 feet to the Point of Beginning and containing 280 square feet more or less.

Tax Map: 077
Parcel: 14.01
Civil District: 5th

Grantor:
David Cornelius Potts
3175 Boyd Mill Avenue
Franklin, TN 37064

Project No. 07-10-201
Boyd Mill Avenue Project

Grantee:
City of Franklin
109 3rd Ave. South
Franklin, Tennessee 37064

Book: 1482
Page: 877

TEMPORARY SLOPE EASEMENT A

Commencing from a point on the existing southerly right-of-way line of Boyd Mill Avenue, said point being the northwesterly property corner of said tract; thence, along the western most property line of the herein referenced parcel, South 08 degrees 26 minutes 33 seconds West, a distance of 7.78 feet to the Point of Beginning; thence, South 84 degrees 10 minutes 24 seconds East, a distance of 122.16 feet to a point; thence, South 05 degrees 49 minutes 36 seconds West, a distance of 9.29 feet to a point; thence, North 83 degrees 45 minutes 14 seconds West, a distance of 122.54 feet to a point; thence, North 08 degrees 26 minutes 33 seconds East, a distance of 8.40 feet to a point; to the Point of Beginning and containing 1,082 square feet more or less

Tax Map: 077
Parcel: 14.01
Civil District: 5th

Grantor:
David Cornelius Potts
3175 Boyd Mill Avenue
Franklin, TN 37064

Project No. 07-10-201
Boyd Mill Avenue Project

Grantee:
City of Franklin
109 3rd Ave. South
Franklin, Tennessee 37064

Book: 1482
Page: 877

TEMPORARY SLOPE EASEMENT B

Commencing from a point on the existing southerly right-of-way line of Boyd Mill Avenue, said point being the northeasterly property corner of said tract; thence, along the eastern most property line of the herein referenced parcel, South 08 degrees 26 minutes 33 seconds West, a distance of 5.32 feet to the Point of Beginning; thence, South 08 degrees 26 minutes 33 seconds West, a distance of 5.00 feet to a point; thence, North 86 degrees 02 minutes 10 seconds West, a distance of 7.65 feet to a point; thence, North 88 degrees 53 minutes 27 seconds West, a distance of 40.17 feet to a point; thence, North 05 degrees 49 minutes 36 seconds East, a distance of 8.54 feet to a point; thence, South 84 degrees 10 minutes 24 seconds East, a distance of 47.91 feet to the Point of Beginning and containing 323 square feet more or less

Tax Map: 077
 Parcel: 14.01
 Civil District: 5th

Grantor:
 David Cornelius Potts
 3175 Boyd Mill Avenue
 Franklin, TN 37064

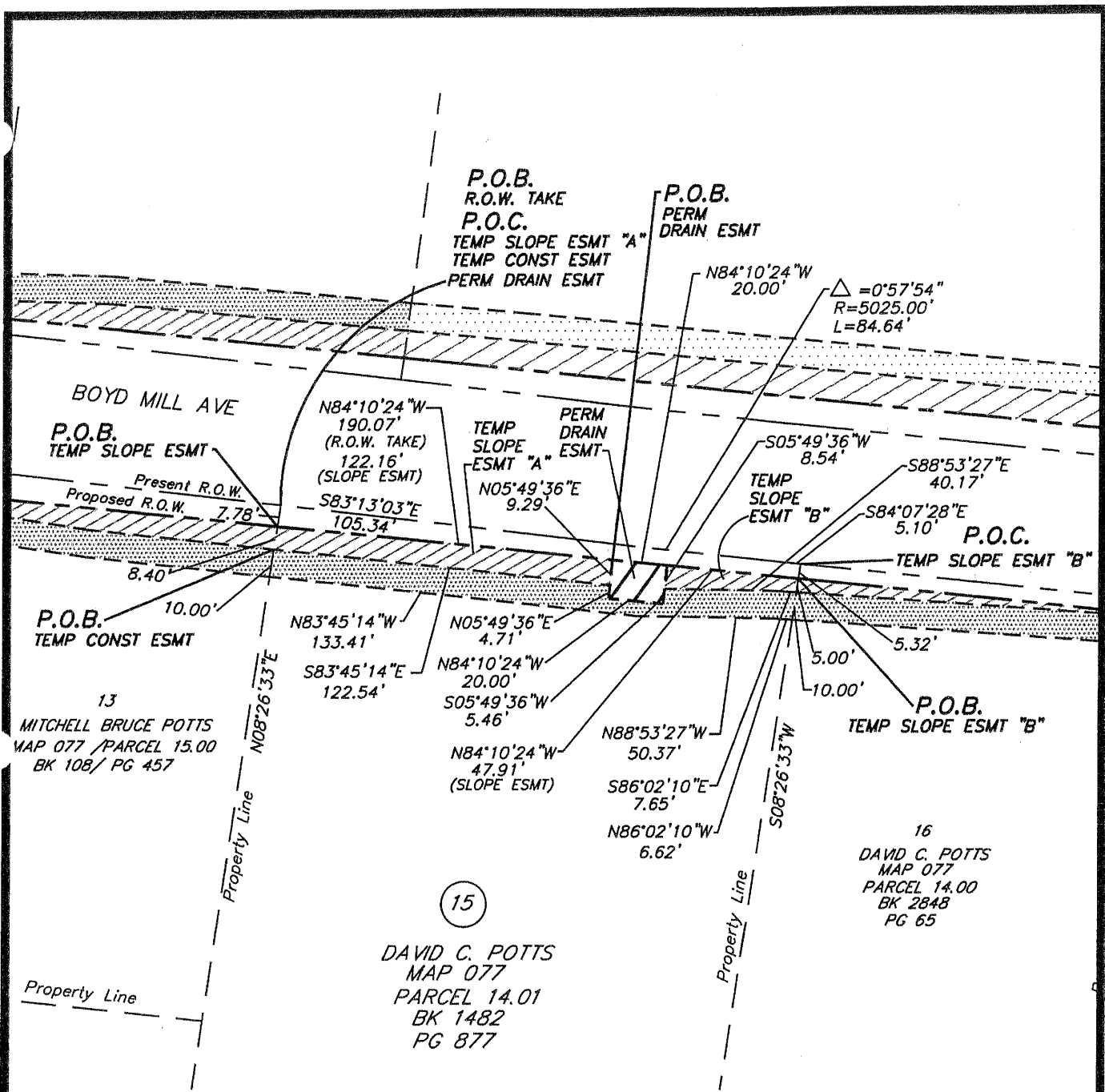
Project No. 07-10-201
 Boyd Mill Avenue Project

Grantee:
 City of Franklin
 109 3rd Ave. South
 Franklin, Tennessee 37064

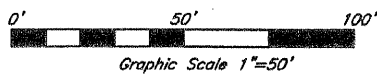
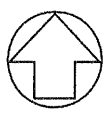
Book: 1482
 Page: 877



TEMPORARY CONSTRUCTION EASEMENT

Commencing from a point on the existing southerly right-of-way line of Boyd Mill Avenue, said point being the northwesterly property corner of said tract; thence, along the western most property line of the herein referenced parcel, South 08 degrees 26 minutes 33 seconds West, a distance of 16.18 feet to a point; thence, South 83 degrees 45 minutes 14 seconds East, a distance of 122.54 feet to a point; thence, South 05 degrees 49 minutes 36 seconds West, a distance of 4.71 feet to a point; thence, South 84 degrees 10 minutes 24 seconds East, a distance of 20.00 feet to a point; thence, North 05 degrees 49 minutes 36 seconds East a distance of 5.46 feet to a point; thence, South 88 degrees 53 minutes 27 seconds East, a distance of 40.17 feet to a point; thence, South 86 degrees 02 minutes 10 seconds East, a distance of 7.65 feet to a point; thence along the eastern most property line, South 08 degrees 26 minutes 33 seconds West, a distance of 10.00 feet to a point; thence, North 86 degrees 02 minutes 10 seconds West, a distance of 6.62 feet to a point; thence, North 88 degrees 53 minutes 27 seconds West, a distance of 50.37 feet to a point; thence, North 83 degrees 45 minutes 14 seconds West, a distance of 133.41 feet to a point; thence, North 8 degrees 26 minutes 33 seconds East, a distance of 10.00 feet to the Point of Beginning and containing 1,815 square feet more or less




R.O.W. TAKE - 1,201 SF
 TEMPORARY CONSTRUCTION ESMT - 1,815 SF
 TEMPORARY SLOPE ESMT A - 1,082 SF
 TEMPORARY SLOPE ESMT B - 323 SF
 PERMANENT DRAINAGE ESMT - 280 SF



LEGEND
 TEMPORARY SLOPE EASEMENT
 TEMPORARY CONSTRUCTION EASEMENT

TRACT 15

**PROPOSED R.O.W./IMPROVEMENTS
 FOR BOYD MILL AVE
 R.O.W., CONSTRUCTION &
 SLOPE EASEMENT EXHIBIT**

OWNER: DAVID C. POTTS TAX MAP #077 PARCEL 14.01 BK. 1482 PG. 877	 Wiser <small>C O M P A N Y</small> <i>Engineering • Surveying • Mapping</i> 1431 Kensington Square Court Murfreesboro, Tennessee 37130 Telephone: 615.896.7375 Facsimile: 615.890.7016
DATE: 8/2009 DRAWN BY: DKH CHECKED BY: CDP SCALE: 1"=50'	

**SPECIAL CONDITIONS FOR
TEMPORARY SLOPE AND CONSTRUCTION EASEMENT**

**Map No. 77 Parcel 014.01
Deed Book 1482 Page 877**

- 1) The City of Franklin, Tennessee, its servants or agents agree to provide one (1) storm inlet located on-site within a drainage easement on the south side of the sidewalk. This storm inlet will be constructed as part of the Boyd Mill Avenue Project and will be installed during the construction phase of the project.

BK/PG: 4971/354-361
09051798

EASEMENT	
12/11/2009	11:11 AM
BATCH	166480
MTG TAX	0.00
TRN TAX	0.00
REC FEE	40.00
DP FEE	2.00
ARD FEE	0.00
TOTAL	42.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

Pick Up

This Instrument Was Prepared By:
City of Franklin, Tennessee
City Engineer/C.I.P. Division
P.O. Box 305
Franklin, TN 37065

WARRANTY DEED

That for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, cash in hand, paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, which consideration represents full and adequate compensation for the property being conveyed herein, the Grantor, **DAVID CORNELIUS POTTS** has this day bargained and sold and by these presents does bargain, sell, convey, transfer and deliver unto the Grantee, **THE CITY OF FRANKLIN, TENNESSEE**, its successors and assigns, forever, the hereinafter described property. The property sold, conveyed, transferred and delivered to the Grantee by the Grantor is more particularly described in attached Exhibit 1, Boundary Description and Exhibit 2, Map.

TO HAVE AND TO HOLD, said property unto the Grantee, its successors and assigns, forever in fee simple.

The Grantor hereby covenants (1) that it has not made, done, executed or suffered any act or thing whereby the property herein conveyed or any part thereof now is or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever, except as herein set forth; (2) that the Grantor has good and lawful title and right to convey the property herein conveyed; (3) that the Grantor will forever warrant and defend the title to the property herein conveyed against the lawful claims of all persons whomsoever. Whenever used, the singular number shall be deemed to include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s), this 23 day of November, 2009.

BK/PG:4971/367-370

09051800

DEED	
12/11/2009	11:11 AM
BATCH	166480
MTG TAX	0.00
TRN TAX	0.00
REC FEE	20.00
DP FEE	2.00
ARD FEE	0.00
TOTAL	22.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

David Cornelius Potts
(Signature)

David Cornelius Potts
(Printed Name)

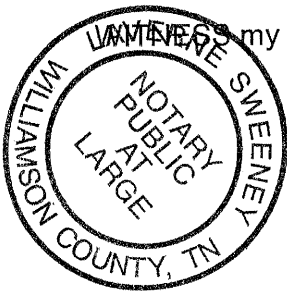
(Signature)

(Printed Name)

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named David Cornelius Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.



WITNESS my hand and seal this 23rd day of November, 2009.

James Sweeney
NOTARY PUBLIC
My Commission Expires: 05/28/2012

ATTEST:

CITY OF FRANKLIN:

BY: Eric S. Stuckey
Eric S. Stuckey
City Administrator

John C. Schroer
John C. Schroer
Mayor

State of Tennessee
County of Williamson

Personally appeared before me, Sarah Elizabeth Roof a Notary Public of said State and County, **Eric S. Stuckey and John C. Schroer**, with whom I am personally acquainted and who acknowledge that they executed the within instrument for the purposes therein contained, and who further acknowledge that they are the Mayor and Interim City Administrator of the maker or a constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal this 2nd day of December, 2009.

Sarah Elizabeth Roof
NOTARY PUBLIC
My Commission Expires: 7-31-11



Tax Map: 077

Parcel: 14.01

Civil District: 5th

Grantor:

David Cornelius Potts
3175 Boyd Mill Avenue
Franklin, TN 37064

Project No. 07-10-201

Boyd Mill Avenue Project

Grantee:

City of Franklin
109 3rd Ave. South
Franklin, Tennessee 37064

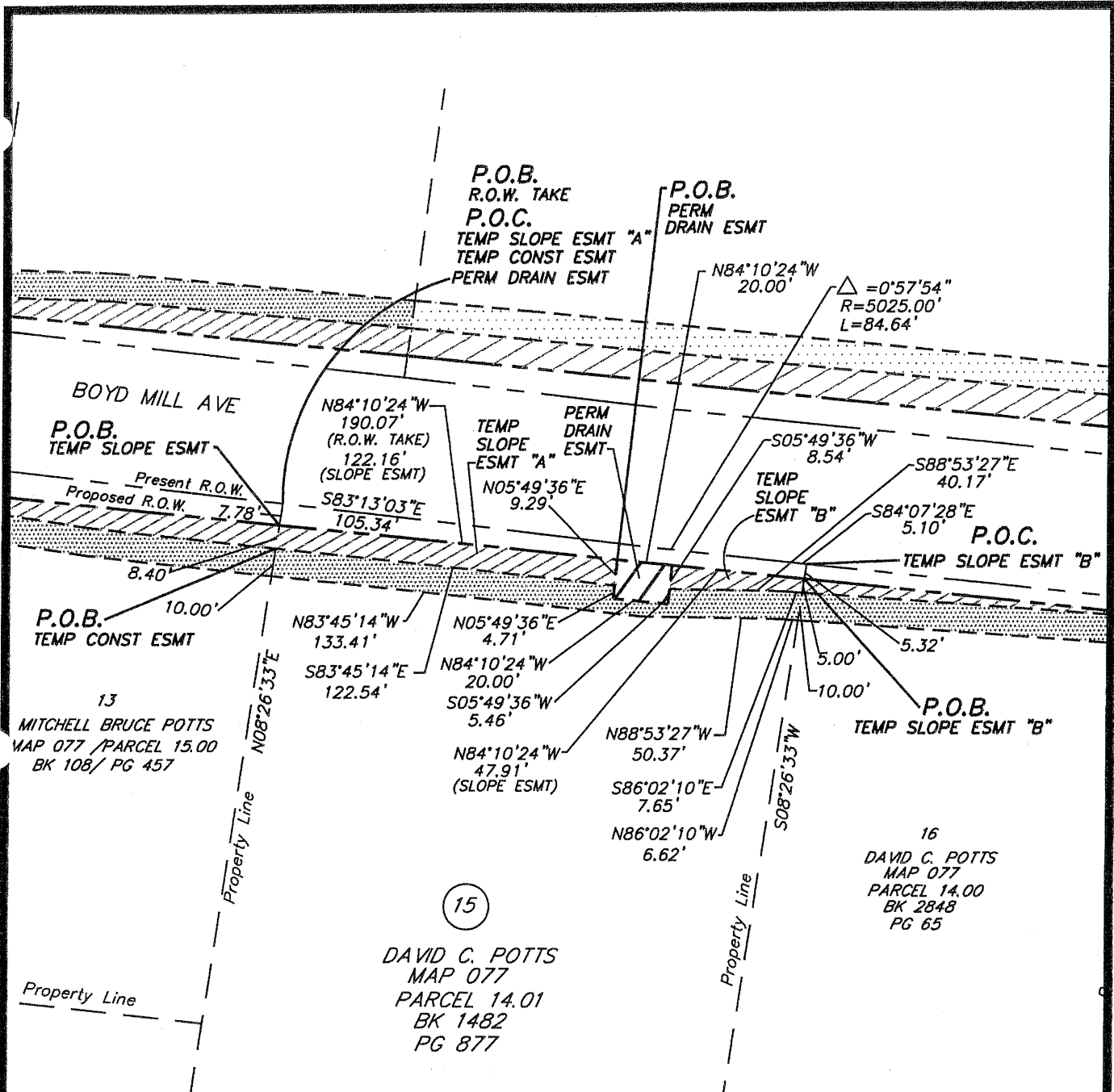
Book: 1482

Page: 877

PERMANENT RIGHT-OF-WAY TAKE

Being a certain tract or parcel of land lying and being in Williamson County, Tennessee, and is the David Cornelius Potts property recorded in Book 1482, Page 877, in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN.), located on Tax Map 077, Parcel 14.01 and is more particularly described as follows:

Beginning at a point on the existing southerly right-of-way line of Boyd Mill Avenue, said point being the northwesterly property corner of said tract; thence, along said right-of way line, South 83 degrees 13 minutes 03 seconds East, a distance of 105.34 feet to a point; thence, along a curve to the left, said curve having an central angle of 0 degrees 57 minutes 54 seconds, a radius of 5,025.00 feet and an arc length of 84.64 feet; thence, South 84 degrees 7 minutes 28 seconds East, a distance of 5.10 feet; thence, South 08 degrees 26 minutes 33 seconds West, a distance of 5.32 feet to a point; thence, North 84 degrees 10 minutes 24 seconds West, a distance of 190.07 feet to a point; thence, along said western most property line, North 08 degrees 26 minutes 33 seconds East, a distance of 7.78 feet to the Point of Beginning and containing 1,201 square feet more or less.

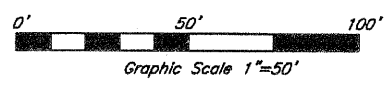


13
MITCHELL BRUCE POTTS
MAP 077 / PARCEL 15.00
BK 108 / PG 457

15
DAVID C. POTTS
MAP 077
PARCEL 14.01
BK 1482
PG 877

16
DAVID C. POTTS
MAP 077
PARCEL 14.00
BK 2848
PG 65

R.O.W. TAKE - 1,201 SF
TEMPORARY CONSTRUCTION ESMT - 1,815 SF
TEMPORARY SLOPE ESMT A - 1,082 SF
TEMPORARY SLOPE ESMT B - 323 SF
PERMANENT DRAINAGE ESMT - 280 SF



LEGEND
 TEMPORARY SLOPE EASEMENT
 TEMPORARY CONSTRUCTION EASEMENT

TRACT 15

**PROPOSED R.O.W./IMPROVEMENTS
FOR BOYD MILL AVE
R.O.W., CONSTRUCTION &
SLOPE EASEMENT EXHIBIT**

OWNER:
DAVID C POTTS

TAX MAP #077
PARCEL 14.01
BK. 1482
PG. 877

DATE: 8/2009

DRAWN BY: DKH

CHECKED BY: CDP

SCALE: 1"=50'

Wiser
C O M P A N Y

Engineering . Surveying . Mapping
1431 Kensington Square Court
Murfreesboro, Tennessee 37130
Telephone: 615.896.7375
Facsimile: 615.890.7016