

Pick Up

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

**AGREEMENT FOR DEDICATION OF TEMPORARY SLOPE
AND TEMPORARY CONSTRUCTION EASEMENT**

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 AND FRANCES CANDIDA POTTS does hereby grant, bargain, sell, transfer and convey unto the **CITY OF FRANKLIN, TENNESSEE**, its successors and assigns a Temporary Slope and Temporary Construction easement described as attached. All of which is more particularly shown by words, figures, signs and symbols on the Exhibit 1, Temporary Slope and Temporary Construction Easement Description and Exhibit 2, Map, which is made a part hereof.

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 aforedescribed easement.

This conveyance includes the right of the City of Franklin, Tennessee, its servants and agents to access and use the property to aid in the construction of the adjoining project within the limits of the aforedescribed 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

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.

Upon completion of the construction of the BOYD MILL AVENUE IMPROVEMENTS PROJECT, The temporary slope and temporary construction easements shall be abandoned.

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

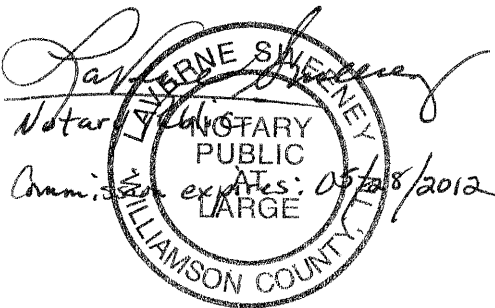
Sworn to and subscribed
before me this 23rd day
of November, 2009.

David Cornelius Potts
(Signature)

David Cornelius Potts
(Printed Name)

Frances Candida Potts
(Signature)

Frances Candida Potts
(Printed Name)



ATTEST:

CITY OF FRANKLIN:

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

John C. Schroer
John C. Schroer
Mayor

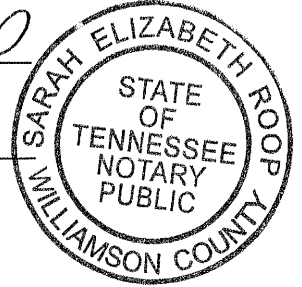
State of Tennessee
County of Williamson

Personally appeared before me, 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 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: 14.00
Civil District: 5th

Grantor:
David C. Potts
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: 2848
Page: 65

TEMPORARY SLOPE 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, South 08 degrees 26 minutes 33 seconds West, a distance of 5.32 feet to the Point of Beginning; thence, South 84 degrees 10 minutes 24 seconds East, distance of 130.49 feet to a point; thence, along the eastern most property line, South 06 degrees 19 minutes 28 seconds West, a distance of 0.74 feet to a point; thence, North 86 degrees 02 minutes 10 seconds West, a distance of 130.78 feet to a point; thence, North 08 degrees 26 minutes 33 seconds East, a distance of 5.00 feet to the Point of Beginning and containing 374 square feet more or less.

Tax Map: 077
Parcel: 14.00
Civil District: 5th

Grantor:
David C. Potts
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: 2848
Page: 65

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, South 08 degrees 26 minutes 33 seconds West, a distance of 10.32 feet to the Point of Beginning; thence, South 86 degrees 02 minutes 10 seconds East, distance of 130.78 feet to a point; thence, along the eastern most property line, South 06 degrees 19 minutes 28 seconds West, a distance of 10.00 feet to a point; thence, North 86 degrees 02 minutes 10 seconds West, a distance of 131.16 feet to a point; thence, North 08 degrees 26 minutes 33 seconds East, a distance of 10.00 feet to the Point of Beginning and containing 1,310 square feet more or less.

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

**Map No. 77 Parcel 014.00
Deed Book 2848 Page 65**

- 1) The City of Franklin, Tennessee, its servants or agents agree to remove the one (1) large tree located in the northeast corner of the property and within the temporary construction easement as part of the Boyd Mill Avenue Project. The tree will be removed during the construction phase of the Boyd Mill Avenue Project.

BK/PG:4971/362-366

09051799

EASEMENT	
12/11/2009	11:11 AM
BATCH	166480
MTG TAX	0.00
TRN TAX	0.00
REC FEE	25.00
DP FEE	2.00
ARD FEE	0.00
TOTAL	27.00

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 AND FRANCES CANDIDA 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:4971/350-353

09051797

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)

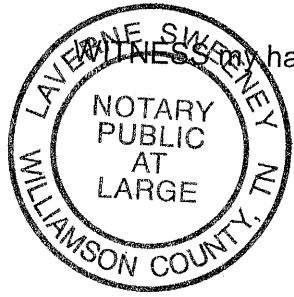
Frances Candida Potts
(Signature)

Frances Candida Potts
(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 C. Potts & Frances C. 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 bargainers, and that they executed the foregoing instrument for the purposes therein contained.



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

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

ATTEST:

CITY OF FRANKLIN:

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

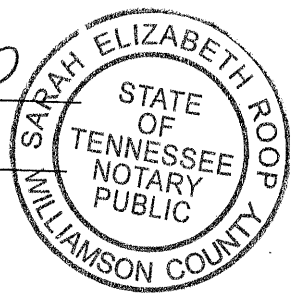
John C. Schroer
John C. Schroer
Mayor

State of Tennessee
County of Williamson

Personally appeared before me, Sarah Elizabeth Roop, 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 Roop
NOTARY PUBLIC
My Commission Expires: 7-31-11



Tax Map: 077
Parcel: 14.00
Civil District: 5th

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

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

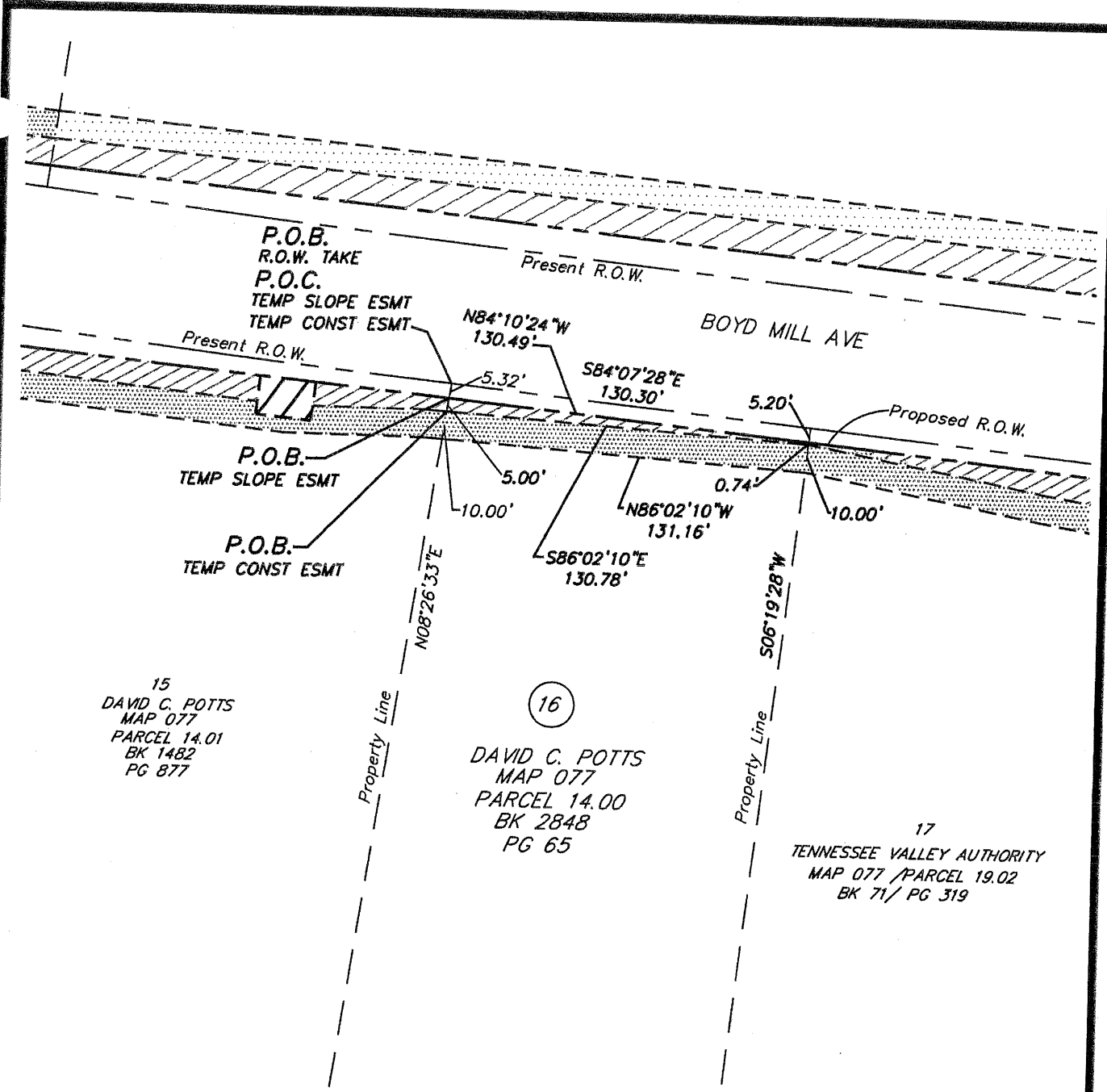
Grantee:
City of Franklin
109 3rd Ave. South
Franklin, Tennessee 37064

Book: 2848
Page: 65

PERMANENT RIGHT-OF-WAY TAKE

Being a certain tract or parcel of land lying and being in Williamson County, Tennessee, and is the David Candida Potts and wife, Frances Candida Potts property recorded in Book 2848, Page 65, in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN.), located on Tax Map 077, Parcel 14.00 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 84 degrees 07 minutes 28 seconds East, a distance of 130.30 feet to a point; thence, along the eastern most property line South 06 degrees 19 minutes 28 seconds West, distance of 5.20 feet to a point; thence, North 84 degrees 10 minutes 24 seconds West, a distance of 130.49 feet to a point; thence, along the western most property line, North 08 degrees 26 minutes 33 seconds East, a distance of 5.32 feet to the Point of Beginning and containing 686 square feet more or less.

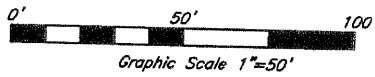
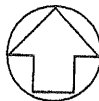


15
 DAVID C. POTTS
 MAP 077
 PARCEL 14.01
 BK 1482
 PG 877

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

17
 TENNESSEE VALLEY AUTHORITY
 MAP 077 / PARCEL 19.02
 BK 71 / PG 319

R.O.W. TAKE - 686 SF
 TEMPORARY CONSTRUCTION ESMT - 1,310 SF
 TEMPORARY SLOPE ESMT - 374 SF



LEGEND

	TEMPORARY SLOPE EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT

TRACT 16

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

OWNER:
 DAVID C. POTTS

TAX MAP #077
 PARCEL 14.00
 BK. 2848
 PG. 65

DATE: 8/2009

DRAWN BY: DKH

CHECKED BY: CDP

SCALE: 1"=50'

Wiser
 COMPANY

Engineering - Surveying - Mapping

1431 Kensington Square Court
 Murfreesboro, Tennessee 37130
 Telephone: 615.896.7375
 Facsimile: 615.890.7016