

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

Pick Up

**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, **MITCHELL BRUCE POTTS AND NELLIE MAE 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 aforescribed 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 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

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 30th day of November, 2009.

BK/PG:4971/310-313
09051791

EASEMENT	
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

Mitchell Bruce Potts
(Signature)

Mitchell Bruce Potts
(Printed Name)

Nellie Mae Potts
(Signature)

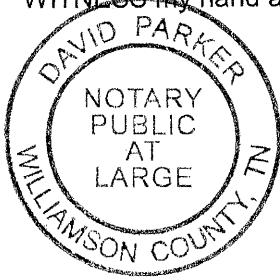
Nellie Mae Potts
(Printed Name)

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said State and County, personally appeared Mitchell and Nellie 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 20th day of November, 2009.



[Signature]
NOTARY PUBLIC

My Commission Expires: 10-3-11

ATTEST:

CITY OF FRANKLIN:

BY: [Signature]
Eric S. Stuckey
City Administrator

[Signature]
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.

[Signature]
NOTARY PUBLIC

My Commission Expires: 7-31-11



Tax Map: 077
Parcel: 15.00
Civil District: 5th

Grantor:
Mitchell Bruce Potts
Nellie Mae Potts
3179 Boyd Mill Avenue
Franklin, TN 37064

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

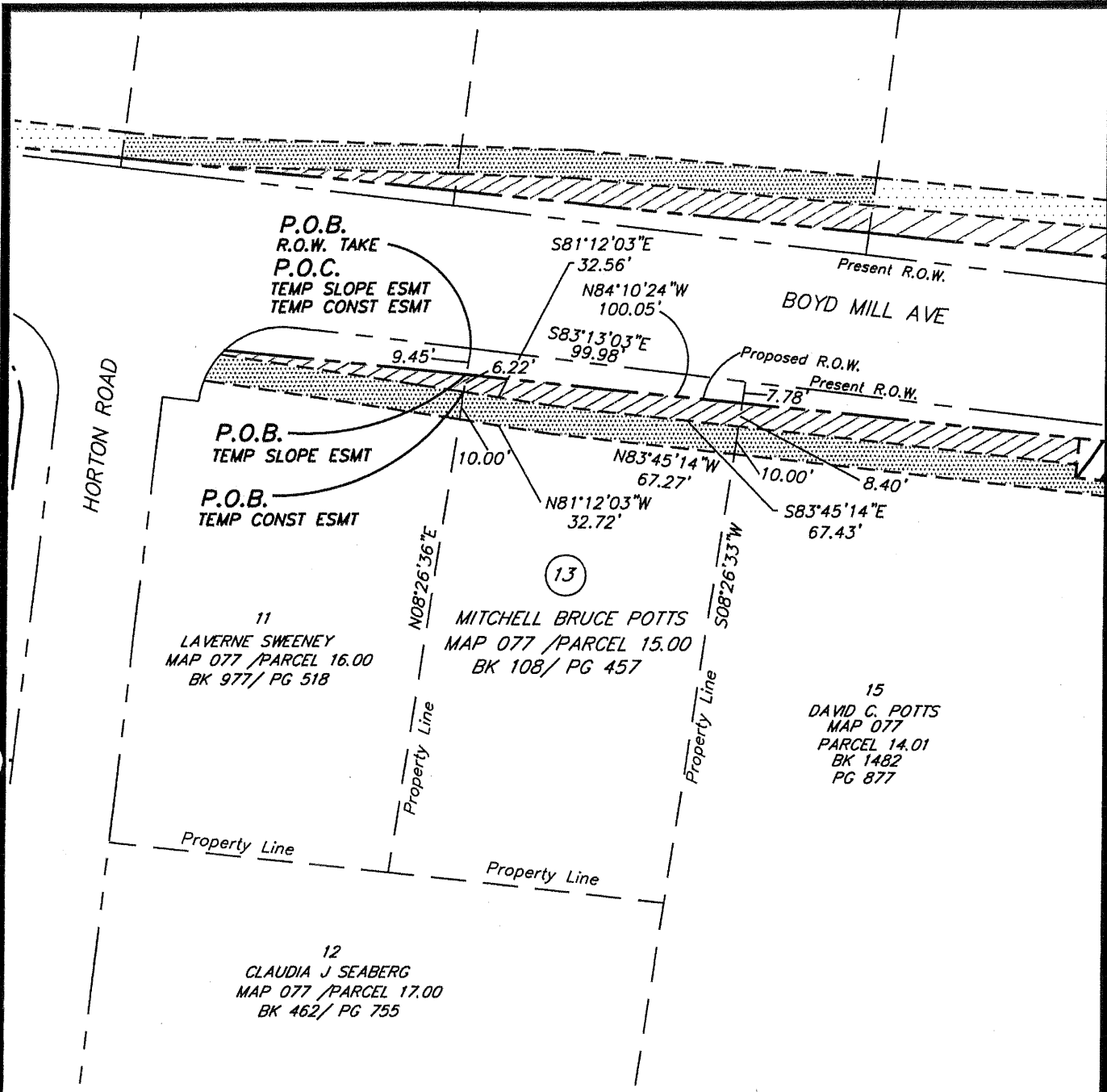
Grantee:
City of Franklin
109 3rd Ave. South
Franklin, Tennessee 37064

Book: 108
Page: 457

PERMANENT RIGHT-OF-WAY TAKE

Being a certain tract or parcel of land lying and being in Williamson County, Tennessee, and is the Mitchell Bruce Potts and Nellie Mae Potts property recorded in Book 108, Page 457, in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN.), located on Tax Map 077, Parcel 15.00 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, South 83 degrees 13 minutes 03 seconds East, 99.98 feet to a point on the eastern property line of said tract; thence, along said property line, South 08 degrees 26 minutes 33 seconds West, 7.78 feet to a point; thence, leaving said eastern property line, North 84 degrees 10 minutes 24 seconds West, 100.05 feet to a point on the western property line of said tract; thence, along said property line, North 08 degrees 26 minutes 36 seconds East, 9.45 feet to the Point of Beginning containing 861 square feet, more or less.



P.O.B.
R.O.W. TAKE
P.O.C.
TEMP SLOPE ESMT
TEMP CONST ESMT

P.O.B.
TEMP SLOPE ESMT
P.O.B.
TEMP CONST ESMT

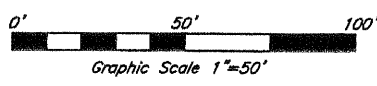
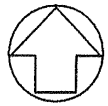
11
LAVERNE SWEENEY
MAP 077 /PARCEL 16.00
BK 977/ PG 518

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

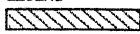

15
DAVID C. POTTS
MAP 077
PARCEL 14.01
BK 1482
PG 877

12
CLAUDIA J SEABERG
MAP 077 /PARCEL 17.00
BK 462/ PG 755

R.O.W. TAKE - 861 SF
TEMPORARY CONSTRUCTION ESMT - 1,000 SF
TEMPORARY SLOPE ESMT - 780 SF



LEGEND

	TEMPORARY SLOPE EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT

TRACT 13

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

OWNER:
MITCHELL BRUCE
POTTS
TAX MAP #077
PARCEL 15.00
BK. 108
PG. 457
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: 615.898.7375
Facsimile: 615.890.7016

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, **MITCHELL BRUCE POTTS AND NELLIE MAE 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 30th day of November, 2009.

BK/PG:4971/295-299

09051788

DEED	
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

Mitchell Bruce Potts
(Signature)

Mitchell Bruce Potts
(Printed Name)

Nellie Mae Potts
(Signature)

Nellie Mae Potts

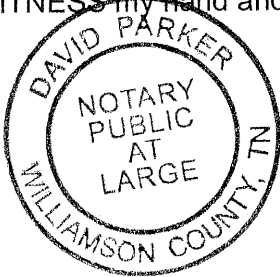
(Printed Name)

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Mitchell and Nellie 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 30th day of November, 2009.



[Signature]
NOTARY PUBLIC
My Commission Expires: 10-3-11

ATTEST:

CITY OF FRANKLIN:

BY: [Signature]
Eric S. Stuckey
City Administrator

[Signature]
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.

[Signature]
NOTARY PUBLIC
My Commission Expires: 7-31-11



Tax Map: 077

Parcel: 15.00

Civil District: 5th

Grantor:

Mitchell Bruce Potts

Nellie Mae Potts

31879 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: 108

Page: 457

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, along said property line South 08 degrees 26 minutes 36 seconds West, 9.45 feet the Point of Beginning; thence, along the proposed right-of-way line of Boyd Mill Avenue, South 84 degrees 10 minutes 24 seconds East, 100.05 feet to a point on the eastern property line of said tract; thence, along said property line, South 08 degrees 26 minutes 33 seconds West, 8.40 feet to a point; thence, leaving said eastern property line, North 83 degrees 45 minutes 14 seconds West, 67.43 feet to a point; thence, North 81 degrees 12 minutes 03 seconds West, 32.56 feet to a point on the western property line of said tract; thence, along said property line, North 08 degrees 26 minutes 36 seconds East, 6.22 feet to the Point of Beginning containing 780 square feet, more or less.

Tax Map: 077

Parcel: 15.00

Civil District: 5th

Grantor:

Mitchell Bruce Potts

Nellie Mae Potts

31879 Boyd Mill Avenue

Franklin, TN 37064

Project No. 07-10-201

Boyd Mill Avenue Project

Grantee:

City of Franklin

109 3rd Ave. South

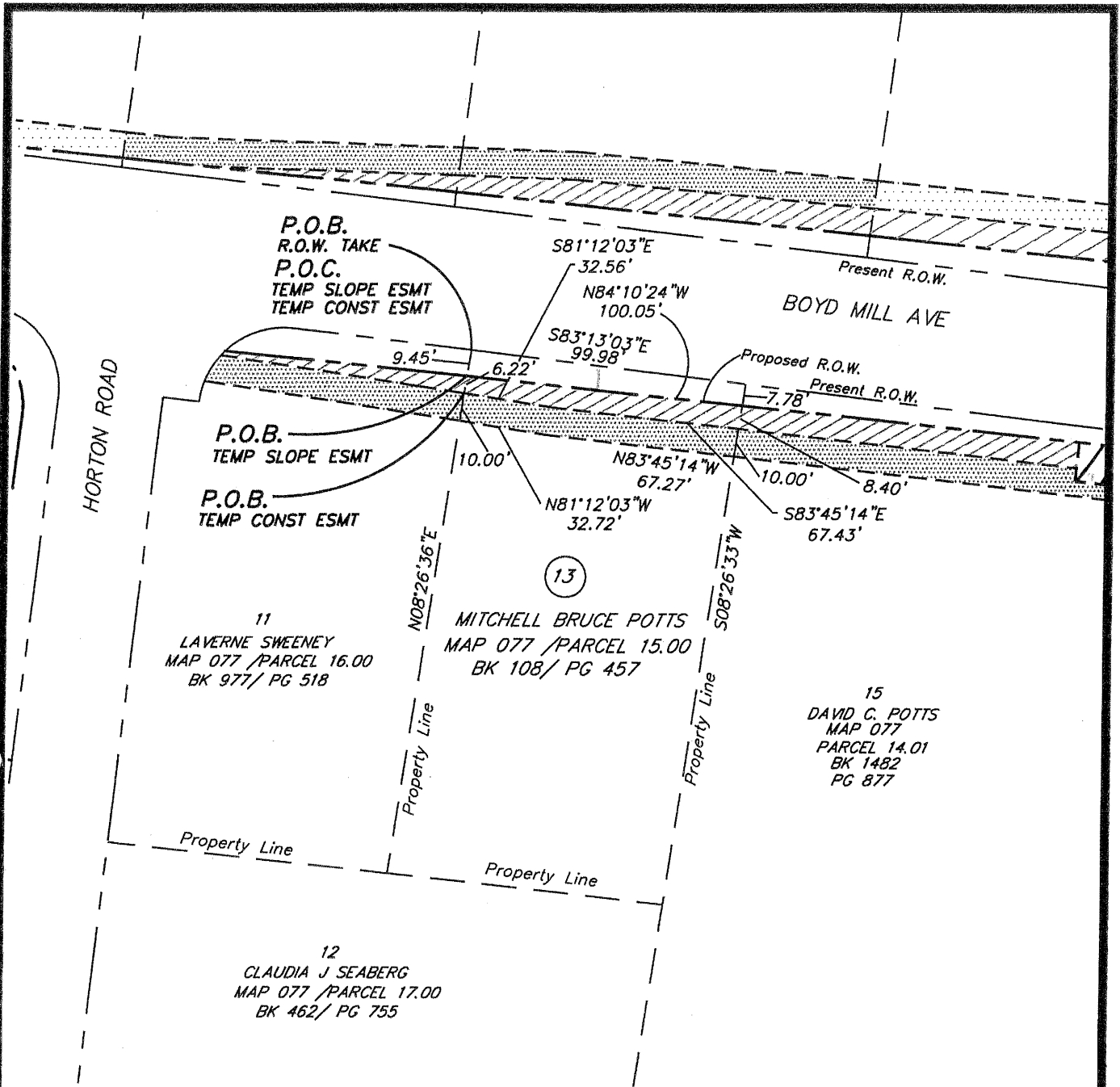
Franklin, Tennessee 37064

Book: 108

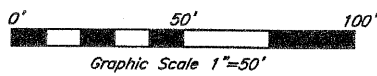
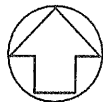
Page: 457

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 said property line, South 08 degrees 26 minutes 36 seconds West, 15.67 feet the Point of Beginning; thence, leaving said property line, South 81 degrees 12 minutes 03 seconds East, 32.56 feet to a point; thence, South 83 degrees 45 minutes 14 seconds East, 67.43 feet to a point on the eastern property line of said tract; thence, along said eastern property line, South 08 degrees 26 minutes 33 seconds West, 10.00 feet to a point; thence, leaving said property line, North 83 degrees 45 minutes 14 seconds West, 67.27 feet to a point; thence, North 81 degrees 12 minutes 03 seconds West, 32.72 feet to a point on the western property line of said tract; thence, along said property line, North 08 degrees 26 minutes 36 seconds East, 10.00 feet to the Point of Beginning containing 1,000 square feet, more or less.



R.O.W. TAKE - 861 SF
 TEMPORARY CONSTRUCTION ESMT - 1,000 SF
 TEMPORARY SLOPE ESMT - 780 SF



LEGEND

	TEMPORARY SLOPE EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT

TRACT 13

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

OWNER:
 MITCHELL BRUCE
 POTTS

TAX MAP #077
 PARCEL 15.00
 BK. 108
 PG. 457

DATE: 8/2009

DRAWN BY: DKH

CHECKED BY: CDP

SCALE: 1"=50'

Wiser

COMPANY

Engineering - Surveying - Mapping

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