

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, GEORGE WASHINGTON TOMLIN 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 10<sup>th</sup> day of November, 2009.

George W. Tomlin  
(Signature)

George W. Tomlin  
(Printed Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

BK: 4957 PG: 908-912  
09049186

5 PGS : AL - EASEMENT	
KELLY BATCH: 164984 11/20/2009 - 03:37 PM	
BATCH	164984
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, WILLIAMSON COUNTY  
**SADIE WADE**  
REGISTER OF DEEDS

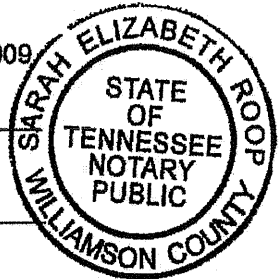
STATE OF Tennessee  
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said State and County, personally appeared George W. Tomlin, 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 10<sup>th</sup> day of November, 2009.

Sarah Elizabeth Roof  
NOTARY PUBLIC

My Commission Expires: 7-31-11



ATTEST:

CITY OF FRANKLIN:

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

John C. Schroer  
John C. Schroer  
Mayor

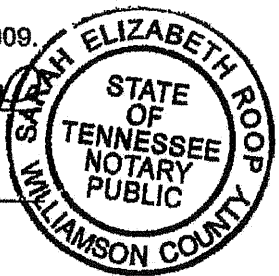
State of Tennessee  
County of Williamson

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 16<sup>th</sup> day of November, 2009.

Sarah Elizabeth Roof  
NOTARY PUBLIC

My Commission Expires: 7-31-11



8

Tax Map: 077

Parcel: 12.00

Civil District: 9<sup>th</sup>

Grantor:

George Washington Tomlin  
3206 Boyd Mill Avenue  
Franklin, TN 37064

Project No. 07-10-201

Boyd Mill Avenue Project

Grantee:

City of Franklin  
109 3<sup>rd</sup> Ave. South  
Franklin, Tennessee 37064

Book: 1358

Page: 541

TEMPORARY SLOPE EASEMENT

Beginning at a point on the existing northern right-of-way of Boyd Mill Avenue, said point being the southwesterly corner of said tract; thence, along the westerly property line of said tract, North 8 degrees 3 minutes 52 seconds East, a distance of 6.82 feet to a point; thence, leaving said western property line, South 60 degrees 03 minutes 34 seconds East, a distance of 60.07 feet to a point; thence, along a curve to the left, said curve having a central angle of 06 degrees 25 minutes 36 seconds, a radius of 1,021.23 feet, an arc length of 114.55 feet and a chord bearing and distance of South 70 degrees 4 minutes 1 second East, 114.49 feet to a point on the proposed right-of-way line of Boyd Mill Avenue; thence, reversing direction along said proposed right-of-way and a curve to the right having a central angle of 07 degrees 11 minutes 45 seconds, a radius of 1,116.92 feet, an arc length of 140.27 feet and a chord bearing and distance of North 70 degrees 28 minutes 48 seconds West, 140.18 feet to a point on the existing northern right-of-way of Boyd Mill Avenue; thence, along said right-of-way, North 61 degrees 35 minutes 43 seconds West, 46.09 feet to the Point of Beginning containing 411 square feet, more or less.

Tax Map: 077

Group:

Parcel: 12.00

Civil District:

Grantor:

George Washington Tomlin

3206 Boyd Mill Avenue

Franklin, TN 37064

Project No. 07-10-201

Boyd Mill Avenue Project

Grantee:

City of Franklin

109 3<sup>rd</sup> Ave. South

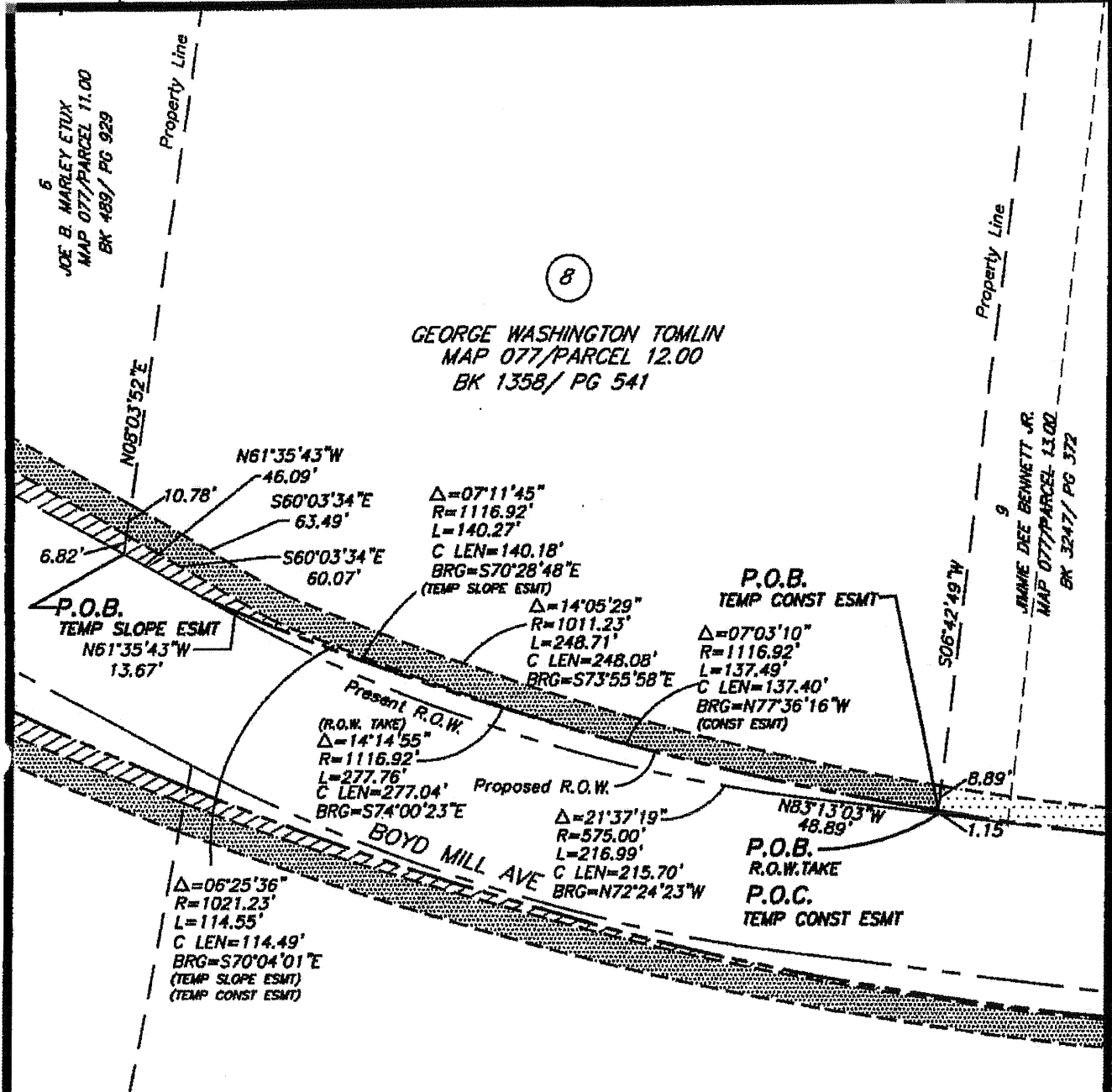
Franklin, Tennessee 37064

Book: 1358

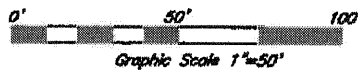
Page: 541

TEMPORARY CONSTRUCTION EASEMENT

Commencing from a point on the existing northern right-of-way of Boyd Mill Avenue, said point being the southeasterly corner of said tract; thence, along the easterly property line of said tract, North 06 degrees 42 minutes 49 seconds East, 1.15 feet to the Point of Beginning; thence, leaving said eastern property line and along the proposed right-of-way of Boyd Mill Avenue with a non-tangent curve to the right, said curve having a central angle of 07 degrees 03 minutes 10 seconds, a radius of 1,116.92 feet, an arc length of 137.49 feet and a chord bearing and distance of North 77 degrees 36 minutes 16 seconds West, 137.40 feet to a point; thence, leaving said right-of-way along a curve to the right having a central angle of 06 degrees 25 minutes 36 seconds, a radius of a radius of 1,021.23 feet, an arc length of 114.55 feet and a chord bearing and distance of North 70 degrees 4 minutes 1 second West, 114.49 feet to a point; thence, North 60 degrees 03 minutes 34 seconds West, 60.07 feet to a point on the western property line of said tract; thence, along said property line, North 08 degrees 03 minutes 52 seconds East, 10.78 feet to a point; thence, leaving said western property line, South 60 degrees 03 minutes 34 seconds East, 63.49 feet to a point; thence, along a curve to the left, said curve having a central angle of 14 degrees 05 minutes 29 seconds, a radius of 1,011.23 feet, an arc length of 248.71 feet and a chord bearing and distance of South 73 degrees 55 minutes 58 seconds East, 248.08 feet to a point on the eastern property line of said tract; thence, along said property line South 06 degrees 42 minutes 49 seconds West, 8.89 feet to the Point of Beginning containing 3,032 square feet, more or less.



R.O.W. TAKE - 1,423 SF  
 TEMPORARY CONSTRUCTION ESMT - 3,032 SF  
 TEMPORARY SLOPE ESMT - 411 SF



**LEGEND**

- TEMPORARY SLOPE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

**TRACT 8**

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

OWNER:  
 GEORGE WASHINGTON  
 TOMLIN  
 TAX MAP 077  
 PARCEL 12.00  
 BK. 1358  
 PG. 541

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: 615.886.7375  
 Facsimile: 615.886.7016

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, **GEORGE WASHINGTON TOMLIN** 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 10<sup>th</sup> day of November, 2009.

BK: 4957 PG: 913-917  
09049187

5 PGS : AL - DEED	
KELLY BATCH: 164984	11/20/2009 - 03:37 PM
BATCH	164984
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, WILLIAMSON COUNTY  
**SADIE WADE**  
REGISTER OF DEEDS

George W. Tomlin  
(Signature)

George W. Tomlin  
(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 George W. Tomlin, 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 10<sup>th</sup> day of November, 2009.

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



ATTEST:

CITY OF FRANKLIN:

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

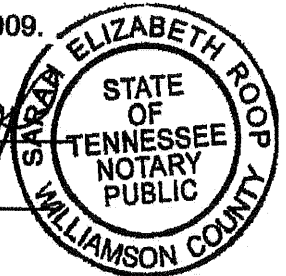
John C. Schroer  
John C. Schroer  
Mayor

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 10<sup>th</sup> day of November, 2009.

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



8

Tax Map: 077  
Parcel: 12.00  
Civil District: 9<sup>th</sup>

Grantor:  
George Washington Tomlin  
221 Everbright Ave  
Franklin, TN 37064

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

Grantee:  
City of Franklin  
109 3<sup>rd</sup> Ave. South  
Franklin, Tennessee 37064

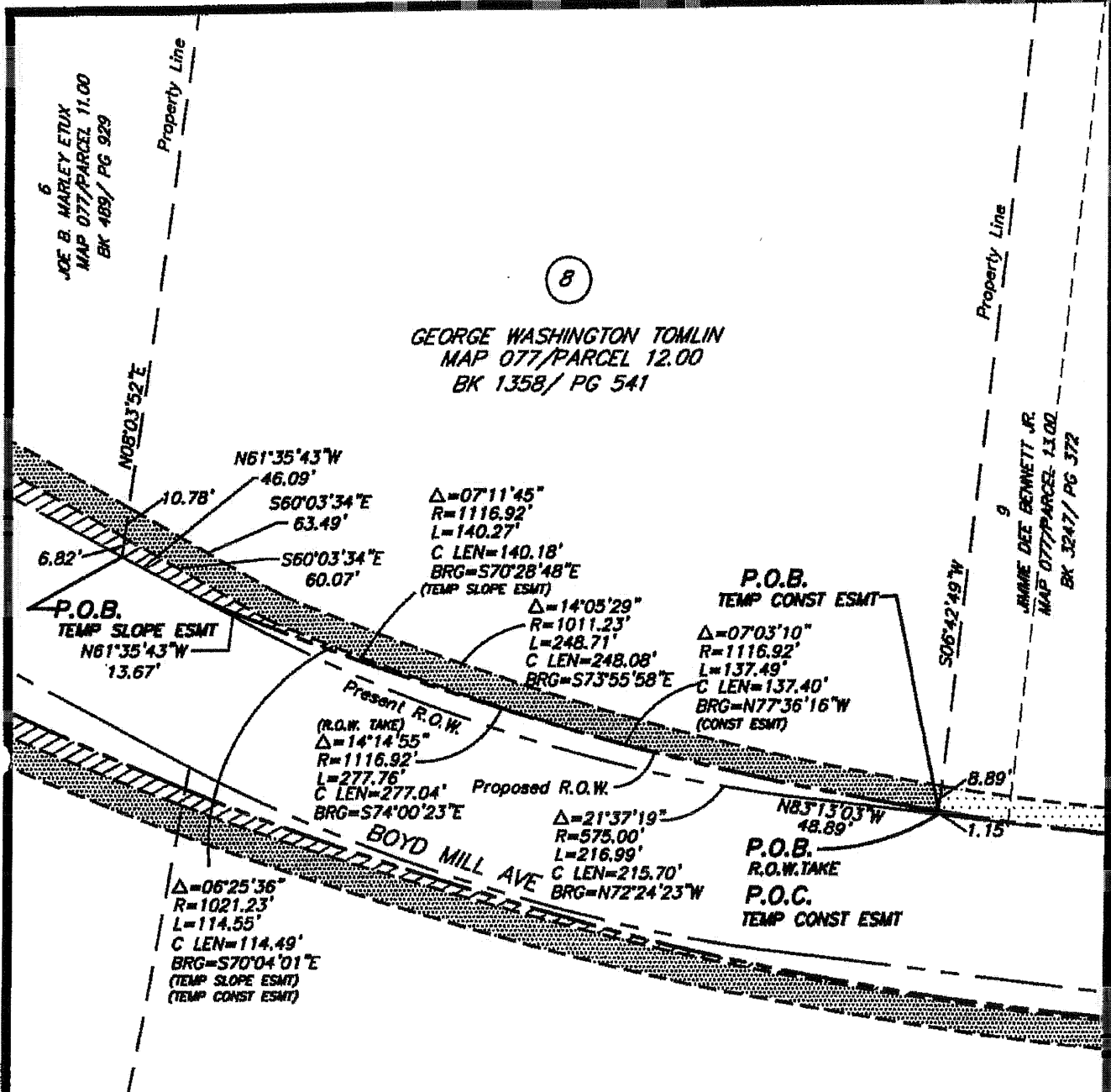
Book: 1358  
Page: 541

PERMANENT RIGHT-OF-WAY TAKE

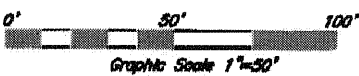
Being a certain tract or parcel of land lying and being in Williamson County, Tennessee, and is the George Washington Tomlin property recorded in Book 1358, Page 541, in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN.), located on Tax Map 077, Parcel 12.00 and is more particularly described as follows:

Beginning at a point on the existing northern right-of-way of Boyd Mill Avenue, said point being the southeasterly corner of said tract; thence, along said existing right-of-way, North 83 degrees 13 minutes 03 seconds West, 48.89 feet to a point; thence, continuing along the right-of-way of Boyd Mill Avenue with a curve to the right, said curve having a central angle of 21 degrees 37 minutes 19 seconds, a radius of 575.00 feet, an arc length of 216.99 feet and a chord bearing and distance of North 72 degrees 24 minutes 23 seconds West, 215.70 feet to a point; thence, North 61 degrees 35 minutes 43 seconds West, 13.67 feet to a point; thence, reversing direction and leaving the existing northern right-of-way of Boyd Mill Avenue with a non-tangent curve to the left, said curve having a central angle of 14 degrees 14 minutes 55 seconds, a radius of 1,116.92 feet, an arc length of 277.76 feet and a chord bearing and distance of South 74 degrees 00 minutes 23 seconds East, 277.04 feet to a point on the eastern property line of said tract; thence, along said property line, South 06 degrees 42 minutes 49 seconds West, 1.15 feet to the Point of Beginning containing 1,423 square feet, more or less.





R.O.W. TAKE - 1,423 SF  
 TEMPORARY CONSTRUCTION ESMT - 3,032 SF  
 TEMPORARY SLOPE ESMT - 411 SF



**LEGEND**

TEMPORARY SLOPE EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

**TRACT 8**

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

**OWNER:**  
 GEORGE WASHINGTON  
 TOMLIN

**TAX MAP #077  
 PARCEL 12.00  
 BK 1358  
 PG. 541**

**DATE:** 8/2009

**DRAWN BY:** DKN

**CHECKED BY:** CDP

**SCALE:** 1"=50'

**Wiser**  
 COMPANY

Engineering • Surveying • Mapping

1431 Kevington Square Court  
 Murfreesboro, Tennessee 37130  
 Telephone: 615.894.7375  
 Facsimile: 615.890.7019

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

**Map No. 77 Parcel 012.00  
Deed Book 1358 Page 541**

- 1) The City of Franklin, Tennessee, its servants or agents will be permitted to cut down and remove any and all fences, trees and/or landscaping located within the proposed ROW and easement during the construction of this project. As part of this easement dedication to the City of Franklin, its servants or agents will not be liable for replacing any fences, trees and/or landscaping located within the proposed ROW and Easements that are disturbed during the construction.