

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, **LAVERNE SWEENEY** 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 6th day of December, 2009.

BK/PG: 4971/290-294

09051787

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

Laverne Sweeney
(Signature)

Laverne Sweeney
(Printed Name)

(Signature)

(Printed Name)

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said State and County, personally appeared Laverne Sweeney, 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 6th day of December, 2009.



Donna V. Cantrell
NOTARY PUBLIC

My Commission Expires: 7/6/2010

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 11th day of December, 2009.

Sarah Elizabeth Roop
NOTARY PUBLIC

My Commission Expires: 7-31-11



Tax Map: 077
Parcel: 16.00
Civil District: 5th

Grantor:
Laverne Sweeney
3183 Boyd Mill Avenue
Franklin, TN 37064

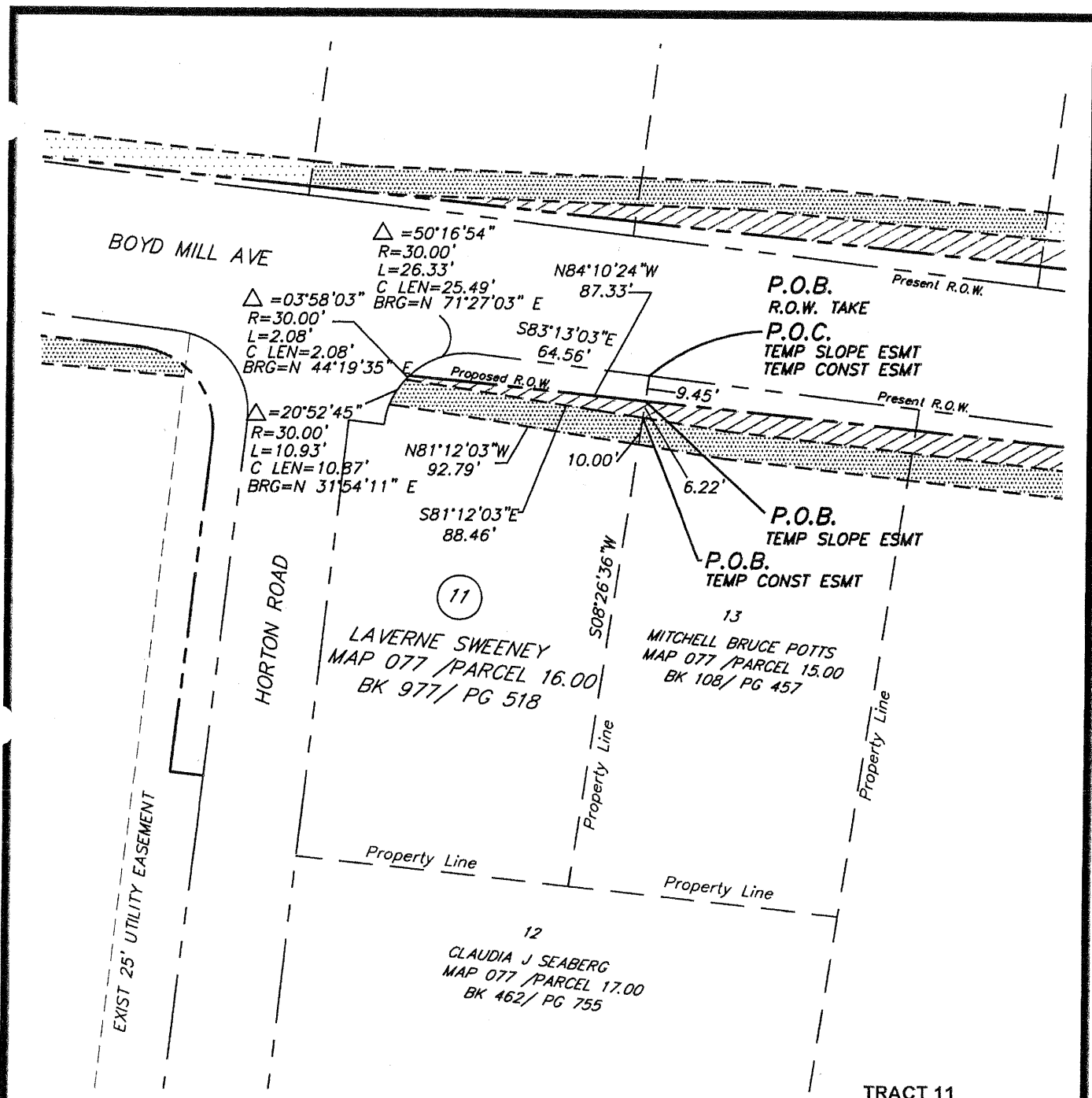
Project No. 07-10-201
Boyd Mill Avenue Project

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

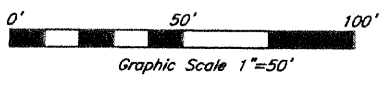
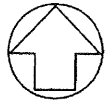
Book: 977
Page: 518

TEMPORARY CONSTRUCTION EASEMENT

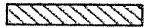

Commencing from a point on the existing southerly right-of-way line of Boyd Mill Avenue, said point being the northeasterly property corner of said tract; thence, along the easterly property line of said tract, South 08 degrees 26 minutes 36 seconds West, 15.67 feet to the Point of Beginning; thence, continuing along the eastern property line, South 08 degrees 26 minutes 36 seconds West, 10.00 feet to a point; thence, leaving said property line, North 81 degrees 12 minutes 03 seconds West, 92.79 feet to a point on the existing eastern right-of-way line of Horton Road; thence, along said right-of-way and a non-tangent curve to the right, said curve having a central angle of 20 degrees 52 minutes 45 seconds, a radius of 30.00 feet, an arc length of 10.93 feet and a chord bearing and distance of North 31 degrees 54 minutes 11 seconds East, 10.87 feet to a point; thence, leaving said right-of-way of Horton Road, South 81 degrees 12 minutes 03 seconds East, 88.46 feet to the Point of Beginning containing 910 square feet, more or less.




R.O.W. TAKE - 811 SF
 TEMPORARY CONSTRUCTION ESMT - 910 SF
 TEMPORARY SLOPE ESMT - 346 SF



LEGEND

	TEMPORARY SLOPE EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT

TRACT 11

PROPOSED R.O.W./IMPROVEMENTS FOR BOYD MILL AVE R.O.W., CONSTRUCTION & SLOPE EASEMENT EXHIBIT	
OWNER: LAVERGNE SWEENEY	
TAX MAP #077 PARCEL 16.00 BK. 977 PG. 518	
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	

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, **LAVERNE SWEENEY** 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.

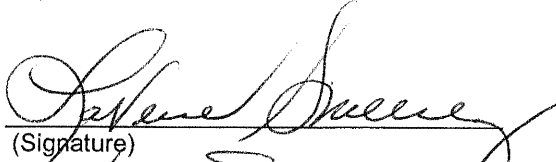
WITNESS my/our hand(s), this 6th day of December, 2009.

BK/PG:4971/305-309
09051790

DEED	
12/11/2009	11:11 AM
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DP FEE	2.00
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TOTAL	27.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS


(Signature)

Laverne Sweeney
(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 Laverne Sweevey, 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 6th day of December, 2009.



Donna V. Cantrell
NOTARY PUBLIC
My Commission Expires: 7/6/2010

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 11th day of December, 2009.

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



Tax Map: 077
Parcel: 16.00
Civil District: 5th

Grantor:
Laverne Sweeney
3183 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: 977
Page: 518

PERMANENT RIGHT-OF-WAY TAKE

Being a certain tract or parcel of land lying and being in Williamson County, Tennessee, and is the Laverne Sweeney property recorded in Book 977, Page 518, in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN.), located on Tax Map 077, Parcel 16.00 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 northeasterly property corner of said tract; thence, along the easterly property line of said tract, South 08 degrees 26 minutes 36 seconds West, 9.45 feet to a point; thence, leaving said property line, North 84 degrees 10 minutes 24 seconds West, 87.33 feet to a point on the existing eastern right-of-way line of Horton Road; thence, along said right-of-way and a non-tangent curve to the right having a central angle of 50 degrees 16 minutes 54 seconds, a radius of 30.00 feet, an arc length of 26.33 feet and a chord bearing and distance of North 71 degrees 27 minutes 3 seconds East, 25.49' to a point on the existing southerly right-of-way line of Boyd Mill Avenue; thence, along said right-of-way, South 83 degrees 13 minutes 03 seconds East, 64.56 feet to the Point of Beginning containing 811 square feet, more or less.

BOYD MILL AVE

$\Delta = 50^{\circ}16'54''$
 $R = 30.00'$
 $L = 26.33'$
 $C LEN = 25.49'$
 $BRG = N 71^{\circ}27'03'' E$

$\Delta = 03^{\circ}58'03''$
 $R = 30.00'$
 $L = 2.08'$
 $C LEN = 2.08'$
 $BRG = N 44^{\circ}19'35'' E$

$\Delta = 20^{\circ}52'45''$
 $R = 30.00'$
 $L = 10.93'$
 $C LEN = 10.87'$
 $BRG = N 31^{\circ}54'11'' E$

$NB4^{\circ}10'24''W$
87.33'

$S83^{\circ}13'03''E$
64.56'

$S81^{\circ}12'03''E$
88.46'

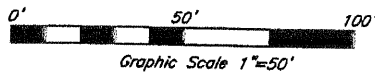
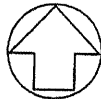
11
LAVERNE SWEENEY
MAP 077 / PARCEL 16.00
BK 977 / PG 518

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

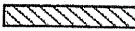

12
CLAUDIA J SEABERG
MAP 077 / PARCEL 17.00
BK 462 / PG 755

TRACT 11

R.O.W. TAKE - 811 SF
TEMPORARY CONSTRUCTION ESMT - 910 SF
TEMPORARY SLOPE ESMT - 346 SF



LEGEND

-  TEMPORARY SLOPE EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT

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

OWNER:
LAVERNE SWEENEY

TAX MAP #077
PARCEL 16.00
BK. 977
PG. 518

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

**SPECIAL CONDITIONS FOR
PERMANENT RIGHT-OF-WAY TAKE**

Map No. 77 Parcel 016.00

Deed Book 977 Page 518

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