

Prepared by and Return to:
City of Franklin, Tennessee
Engineering Department
P.O. Box 305
Franklin, TN 37065

Map 79J, Group 'A'
Parcel 2.03

**EASEMENT AGREEMENT
COF Contract No 2013-0177**

This instrument made and entered into on this ___ day of _____, 201_,
by and between the City of Franklin, Williamson County, Tennessee, ("City") and
Southeast Financial Credit Union ("SFCU").

PARTIAL RELEASE OF EASEMENT

WHEREAS, Southeast Financial Credit Union owns a certain parcel of real
property located in Williamson County, Tennessee, being Map/Parcel No. 079-J-A 2.03,
the deed for which is of record as Book 5735, Page 215, Register's Office for Williamson
County, Tennessee (the "Property");

WHEREAS, a Public Utility & Drainage Easement runs across the Property,
as shown on the plat of record in Plat Book 26, page 17, Register's Office for Williamson
County, Tennessee (the "Easement");

WHEREAS, the City of Franklin permitted the Property developer to
construct building on the Property because the drainage was re-routed outside the
building envelope;

WHEREAS, currently there is no drainage running under the building on the
Property and the City and SFCU now wish to abandon the Exception to Easement
as described below by words, figures, signs and symbols, and on the attached
Exhibit A, which is made a part hereof;

Being located on Lot 19 on the plat of Woodlands Subdivision, Revision Six,
Resubdivision of Lot 19 recorded in Plat Book 26, Page 17 at the Register's
Office for Williamson County, TN and being more particularly described as
follows: Commencing at the northeast corner of Lot 19 and then with the east
line of said lot South 05 degrees 14 minutes 52 seconds West 59.55 feet to a
point; thence leaving said line North 84 degrees 43 minutes 33 seconds West
42.13 feet to a point in the east edge of an existing public utility and drainage
easement of varying width at the point of beginning; thence from said point of
beginning and with edge of said easement the following calls: South 04
degrees 06 minutes 24 seconds East 101.78 feet, South 84 degrees 58 minutes
38 seconds East 15.59 feet to a point in the west edge of an existing 20 feet wide

public utility and drainage easement; thence with the edge of said easement South 05 degrees 14 minutes 52 seconds West 5.49 feet; thence leaving said easement an on lines the following calls: North 84 degrees 46 minutes 33 seconds West 49.42 feet, North 05 degrees 05 minutes 23 seconds East 106.19 feet, South 84 degrees 43 minutes 33 seconds East 17.55 feet to the point of beginning.

NOW, THEREFORE, IN CONSIDERATION of the promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and SFCU hereby abandon and vacate the Easement as shown in Exhibit A and disclaim and waive all rights and interests they have in the Easement.

**DEDICATION OF EASEMENT FOR
PERMANENT UTILITY AND DRAINAGE
IMPROVEMENTS**

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, **Southeast Financial Credit Union (“SFCU”)** 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 below by words, figures, signs and symbols, and on the attached Exhibit A, which is made a part hereof.

Being located on Lot 19 on the plat of Woodlands Subdivision, Revision Six, Resubdivision of Lot 19 recorded in Plat Book 26, Page 17 at the Register’s Office for Williamson County, TN and being more particularly described as follows: Commencing at the northeast corner of Lot 19 and then with the east line of said lot South 05 degrees 14 minutes 52 seconds West 59.55 feet to a point; thence leaving said line North 84 degrees 43 minutes 33 seconds West 10.00 feet to a point in the west edge of an existing 20 feet wide public utility and drainage easement at the point of beginning; thence from said point of beginning North 84 degrees 43 minutes 33 seconds West 32.13 feet to a point in the east edge of an existing public utility and drainage easement of varying width; thence with said edge of easement North 04 degrees 06 minutes 24 seconds West 10.32 feet; thence North 62 degrees 43 minutes 38 seconds East 40.10 feet to a point in the west edge of an existing 20 feet wide public utility and drainage easement; thence with said edge of easement South 05 degrees 14 minutes 52 seconds West 31.75 feet to the point of beginning.

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

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.

WITNESS my/our hand(s), this _____ day of _____, 2013.

Southeast Credit Union by:

(Printed Name)

(Title)

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named _____, 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 bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this _____ day of _____, 2013.

NOTARY PUBLIC

My Commission Expires: _____

ATTEST:

CITY OF FRANKLIN:

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR

DR. KEN MOORE
MAYOR

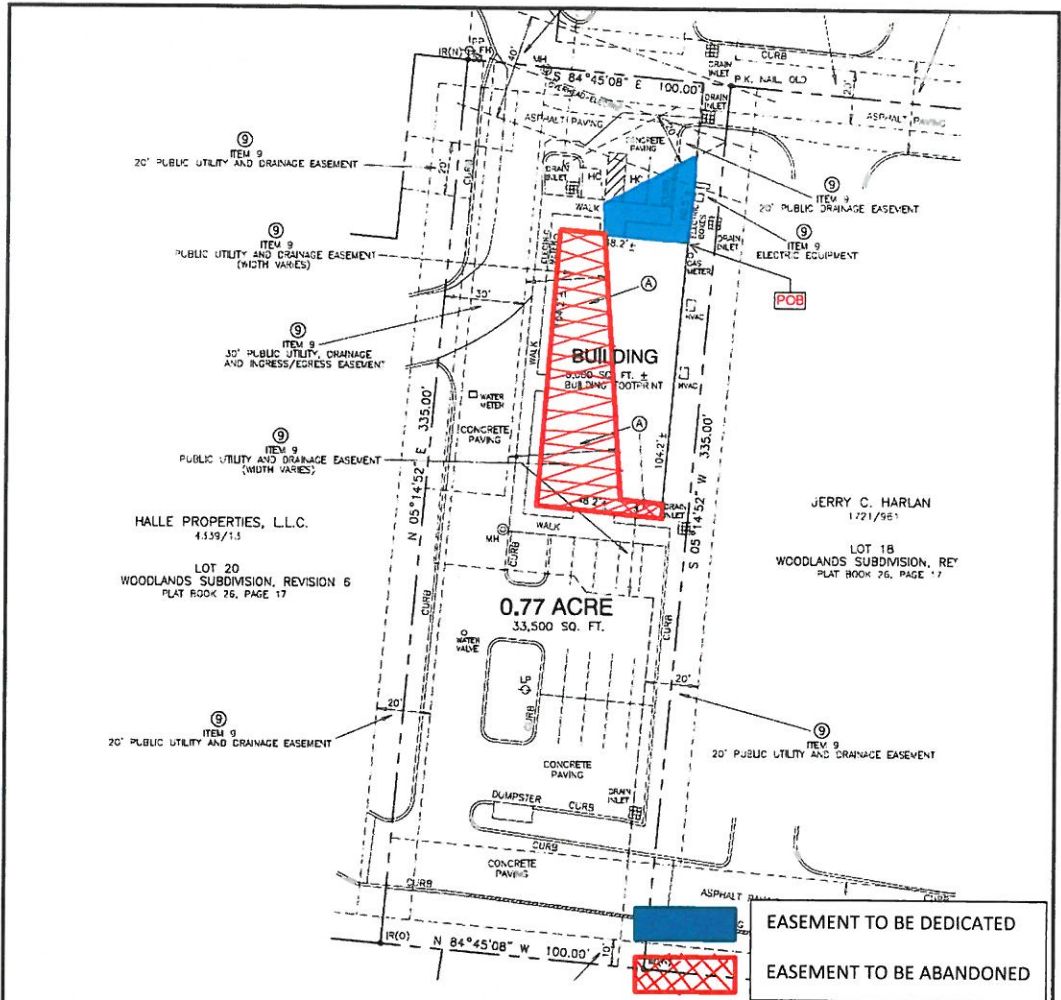
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, **ERIC S. STUCKEY AND DR. KEN MOORE**, 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 _____ day of _____, 2013.

NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT A



EASEMENT TO BE DEDICATED

Being located on Lot 19 on the plat of Woodlands Subdivision, Revision Six, Resubdivision of Lot 19 recorded in Plat Book 26, Page 17 at the Register's Office for Williamson County, TN and being more particularly described as follows: Commencing at the northeast corner of Lot 19 and then with the east line of said lot South 05 degrees 14 minutes 52 seconds West 59.55 feet to a point; thence leaving said line North 84 degrees 43 minutes 33 seconds West 10.00 feet to a point in the west edge of an existing 20 feet wide public utility and drainage easement at the point of beginning; thence from said point of beginning North 84 degrees 43 minutes 33 seconds West 32.13 feet to a point in the east edge of an existing public utility and drainage easement of varying width; thence with said edge of easement North 04 degrees 06 minutes 24 seconds West 10.32 feet; thence North 62 degrees 43 minutes 38 seconds East 40.10 feet to a point in the west edge of an existing 20 feet wide public utility and drainage easement; thence with said edge of easement South 05 degrees 14 minutes 52 seconds West 31.75 feet to the point of beginning.

EASEMENT TO BE ABANDONED

Being located on Lot 19 on the plat of Woodlands Subdivision, Revision Six, Resubdivision of Lot 19 recorded in Plat Book 26, Page 17 at the Register's Office for Williamson County, TN and being more particularly described as follows: Commencing at the northeast corner of Lot 19 and then with the east line of said lot South 05 degrees 14 minutes 52 seconds West 59.55 feet to a point; thence leaving said line North 84 degrees 43 minutes 33 seconds West 42.13 feet to a point in the east edge of an existing public utility and drainage easement of varying width at the point of beginning; thence from said point of beginning and with edge of said easement the following calls: South 04 degrees 06 minutes 24 seconds East 101.78 feet, South 84 degrees 58 minutes 38 seconds East 15.59 feet to a point in the west edge of an existing 20 feet wide public utility and drainage easement; thence with the edge of said easement South 05 degrees 14 minutes 52 seconds West 5.49 feet; thence leaving said easement on lines the following calls: North 84 degrees 46 minutes 33 seconds West 49.42 feet, North 05 degrees 05 minutes 23 seconds East 106.19 feet, South 84 degrees 43 minutes 33 seconds East 17.55 feet to the point of beginning.



EXHIBIT MAP DEDICATION OF EASEMENT ABANDONMENT OF EASEMENT WOODLANDS S/D LOT 19

Contract No. 2013-0177
Map No. 79J, Group 'A'
Parcel No. 2.03

DATE: September 27,
2013