444-5451

MACFARLAND AND REED
ATTORNEYS AT LAW
LEBANON, TENNESSEE

Map. 57
P/o Par. 6
PW

THIS INSTRUMENT PREPARED BY
MacFARLAND & REED
ATTORNEYS AT LAW
LEBANON, TENNESSEE

D E E D BOOK 1244 PAGE 749

FOR AND IN CONSIDERATION of Two Hundred Thirty-Four ($234.00) Dollars, (this being the sum necessary to install a water service line on the grantors property and install new plumbing underneath the grantors residence,) and for the further consideration that the within grantor shall receive one completely free water tap to be used and put in service at the grantors residence which is adjacent to the hereinafter described property, we, C. A. Roberts and wife, Nannie B. Roberts Roberts, have this day bargained and sold and do by these presents transfer and convey unto the Joelton Water Utility District of Nashville-Davidson County, Tennessee, its successors and assigns, forever in fee simple, the following described property for a water tank site, which is more particularly described by survey as follows:

> Lying and being situate in the 13th Civil District of Davidson County, Tennessee, and beginning at C. A. Roberts' west property corner, said corner being Carl N. Williams' south corner and the northeast right-of-way boundary of Bull Run Road; run thence with Roberts' north boundary, North 61° 51' East a distance of 388.9 feet, more or less, to an iron pin; thence with Roberts' north boundary, North 62° 30' East a distance of 13.55 feet to an iron pin, said point being the point of beginning of the description for the tract of land herein granted in fee simple; from said point of beginning, said point being the most westerly tank site corner; run thence South 27° 30' East a distance of 167.67 feet to an iron pin; run thence North 36° 29' East a distance of 172.16 feet to an iron pin, said point being a property corner, to C. A. Roberts and Malcolm Joines; from said corner with Joines and Roberts boundaries, North 16° 26' East a distance of 109.77 feet to an iron pin, said point being the most easterly tank site corner; run thence with Joines and Roberts boundary, North 85° 10' West a distance of 45.68 feet to a concrete monument, said monument being Joines and Roberts corner; run thence south 45° 42' a distance of 39.09 feet through Roberts property to an iron pin, said pin being a corner common to both Williams and Roberts; run thence with Williams and Roberts boundary South 62° 30' West a distance of 154.77 feet, more or less, to the point of beginning, with this tract containing 0.56 acres, more or less, according

to the survey of Henshaw, Honeycutt & Lewis, Inc., dated May 6, 1968. Being a portion of the property conveyed to C. A. Roberts et ux by deed shown recorded in Deed Book 2220, Page 337, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described water tank site unto the said Joelton Water Utility District of Nashville-Davidson County, Tennessee, its successors and assigns, forever in fee simple.

We covenant that we are lawfully seized and possessed of said property; that we have a good and lawful right to sell and convey the same; that the same is free, clear and unencumbered; and that we will forever warrant and defend the lawful title thereto against the lawful claims and demands of all persons whomsoever.

There is specifically reserved a 50-foot wide access easement, for ingress and egress purposes, running over and across this tank site running parallel to the northern boundary of the tank site, which is the south boundary of Williams' property. This 50-foot wide easement is reserved for the use of the grantor and any and all other persons needing access for the purposes of going to the property of Roberts and Joines which lie to the north and northeast of the within conveyed tank site.

In addition to the above described parcel of land, the tank site which has hereinabove granted in fee simple, we here and now convey to the Joelton Water Utility District of Nashville-Davidson County, Tennessee, a 50-foot wide easement running from the northeast margin of Bull Run Road and said 50-foot wide easement runs south of and parallel to the fence which separates the property of C. A. Roberts and Carl Williams. This easement is granted in perpetuity to the grantee for the purpose of constructing, operating and maintaining an access road, an underground water main, and any and all required utilities. This easement shall be for any and all reasonable and necessary

construction to run a water line to the tank site and to build a tank on the tank site and for all reasonable and necessary operation and maintenance of an access road, all required utilities and for any and all purposes in connection with the operation and maintenance of a water tank to be built on the tank site.

In addition to the easement herein granted and in addition to the tank site which is granted and conveyed in fee simple, the grantor herein agrees to authorize and allow a slope easement to be cut from the hill along the easterly margin of the tank site on proprety remaining to Roberts and to authorize and allow the within named grantee to push dirtfill from the tank site onto a fill easement which will be located on property of the grantor at a point immediately southwest of and adjacent to the tank site property.

WITNESS our signatures hereto on this the 3rd day of ~~May~~ June, 1968.

A 023255

IDENTIF. REFERENCE

JUN 20 1 43 PM '68

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

C. A. Roberts

Mamie B. Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

JUN 20 MISC A* 4.50 * 4.50

Personally appeared before me, Grady Proctor, a Notary Public in and for the state and county aforesaid, the within named grantors, C. A. Roberts and wife, Mamie B. Roberts, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on this 3 day of ~~May~~ June, 1968.

Grady Proctor
Notary Public

My commission expires:

July 25-69

GRADY PROCTOR NOTARY PUBLIC DAVIDSON COUNTY, TENN.