

TRANSFERRED FEB 5 1971

A. E. Prindle, Assessor of Property

By *E. Prindle*
County

THIS INSTRUMENT PREPARED BY:
BISHOP, THOMAS, LEITNER, MANN & MILBURN
330 PIONEER BLDG.
CHATTANOOGA, TENNESSEE

BOOK 1950 PAGE 893

IN CONSIDERATION OF One (\$1.00) Dollar, cash, in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged;

FREDERICK U. CONARD, JR., Trustee of the Waller Tennessee Trust, does hereby sell, transfer and convey unto BOSTON BRANCH, INC., a Tennessee corporation, the following described real estate:

Located in Hamilton County, Tennessee on Walden Ridge, being a part of the land known as the Waller Trust property, as described in Book No. 925, page 688 in the Register's Office, Hamilton County, Tennessee, said part being more particularly described as follows: Beginning at the point where Boston Branch (sometimes referred to as Bear Creek) crosses the 1500' contour, thence downstream with the 1500' contour as it meanders south of the center line of Boston Branch in an easterly and southeasterly direction to and around Little Bend, thence westwardly upstream with said 1500' contour as it meanders north of the center line of Muddy Branch to the point where said contour intersects the center of Muddy Branch (total distance along the 1500' contour 5800'+/-), thence upstream with the center of Muddy Branch 3650'+/- to the point where the 1800' contour crosses the branch, thence south 84° 45' west 2630'+/- to point of intersection of the 1700' contour with center line of Boston Branch thence north 15° 00' west 2355' to the intersection of the 1820' contour and the jeep trail, thence north 41° 30' east 3260' to the intersection of the 1780' contour and jeep trail, thence south 82° 00' east 2210' to point of beginning, containing 505 acres +/-; (reference, 1958 edition of the TVA-USGS 1:24,000 scale topographic map, Fairmount, Tennessee, N-3507.5 - W-851.5/7.5).

SUBJECT to the easement of the Tennessee Valley Authority for the Widow's Creek - Sequoyah No. 2 Transmission Line.

And an easement for purposes of constructing and maintaining a road and utilities over, upon and under the land extending fifty (50) feet on each side of the present Access Road from the south Waller Trust boundary to the south boundary of the land described above.

Together with an easement for purposes of use as a regular or emergency spillway or for purposes of use as a diversion for the stream from Boston Branch over the property within the water shed of Muddy Creek, with easement rights reserved to the Grantor for normal drainage and regular or emergency spillway purposes of the Muddy Creek water

shed over land within the Muddy Creek watershed conveyed herein by Grantor to Grantee.

Reserving to Grantor, with respect to the road and utility easement referred to above and any other road and utility easements created by Grantee within the tract conveyed above, rights to the use and benefit of such road and utility easements for the benefit of other lands owned by Grantor in the vicinity.

Said transfer being subject to the following restrictions, which shall be included as covenants running with the land in any deed to any portion of the property conveyed above, unless waived or released as set forth hereinafter: (1) The land shall be used for residential and/or recreational purposes only; and (2) No lot or tract shall be sold under one acre in area. Either or both of such restrictive covenants may be revoked, altered, or amended by Grantor at any time and from time to time, with respect to all or any portion of the land conveyed herein, without liability to any person acquiring title to any portion of the land conveyed herein either before or after such revocation, alteration or amendment.

REFERENCE is made for prior title to Book 925, Page 688, of the Office of the Register of Hamilton County, Tennessee.

SUBJECT to governmental zoning and subdivision ordinances or regulations in effect thereon.

This deed is not intended to supersede the Boston Branch Agreement of March 6, 1969, between Charles B. Waller, Trustee of the Waller Tennessee Trust, and Walter C. Champion, Jr. and W. Neil Thomas, Jr., said agreement containing provisions collateral to the conveyance and other provisions of this deed.

Taxes for the year 1970 and thereafter are assumed by the Grantee herein.

TO HAVE AND TO HOLD the said described real estate unto Boston Branch, Inc., and unto its successors or assigns, forever, in fee simple.

And the said Grantor does hereby covenant with the said Grantee that he has full power and authority as Trustee aforesaid to grant and convey the above-described premises in the manner and form as aforesaid; and for himself and his successors and assigns

FEES	OWN	25,000.00		
FEES	WDEED		\$*	4.50
FEES	TAX		\$*	65.00
FEES	FREE		\$*	.50 * 70.00

does further covenant and warrant to defend the same to the Grantee against the claims of any person whomsoever claiming by from, or under him as Trustee aforesaid, except as aforesaid.

WITNESS my hand this 22nd day of FEBRUARY, 1971.

Frederick U. Conard, Jr.
Frederick U. Conard, Jr., Trustee,
Waller Tennessee Trust

WITNESS AS EVIDENCE OF
APPROVAL:

Waller Tennessee

Robert A. Conard

Conard

A majority of the Advisory Committee

FEB 25 2 27 PM '71
IDENTIFICATION
REFERENCE
DOROTHY B. FISHER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

A 62215

Tennessee
STATE OF CONNECTICUT:

COUNTY OF Familien

On this 22nd day of February, 1971, before me personally appeared Frederick U. Conard, Jr., Trustee of the Waller Tennessee Trust, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he, as such Trustee, executed the same as his free act and deed.

WITNESS my hand this 22nd day of February, 1971.

Judy Padgett
Notary Public

My commission expires: July 7, 1974

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Twenty-five thousand Dollars, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Walter Thomas, Jr.
Secretary Affiant Branch, Inc.

Subscribed and sworn to before me this 22nd day of

February, 1971.

Judy Padgett
Notary Public
My commission expires: 7/7/74