

CONTRACT FOR SEWER SERVICES

93-09040.

COME NOW THE PARTIES:

"On Site Systems, Inc." a private utility company and an authorized corporation to do business in the state of Tennessee, otherwise known herein as Party of the First Part; and

Cecil G. Keltner, owner and developer of Oakwood Subdivision in Maury County, Tennessee, otherwise known herein as Party of the Second Part; and,

For and in consideration of Ten Dollars and other good and valuable consideration, as well as the mutual promises each to the other given, the parties do hereby agree as follows:

That, whereas, the Party of the First Part is a licensed private utility company authorized to do business in the State of Tennessee for furnishing sewer services on site, and, whereas, the Party of the Second Part is the owner and developer of the parcel of real estate otherwise described as follows:

Oakwood Subdivision Phase III (Including Sec. 3, 4 & 5) being a part of the property described in Warranty Deed Book 753, page 701, Register's Office, Maury County, Tennessee, and located in the 2nd Civil District of Maury County Property Map 30, Parcel 2.05 (Rural Residential District).

Now, therefore, the Party of the First Part agrees to furnish the sanitary sewer services to said lots of the above described subdivision of Party of the Second Part, and to construct the Sewer Treatment System within the above described property as per plans of Pickney Bros., Inc.

It being agreed that Party of the Second Part does hereby convey unto the Party of the First Part all right, title and interest in the following described property for the erection and construction of said Sewer Treatment Facility:

(SEE ATTACHED HERE COPY OF LEGAL DESCRIPTION OF THE SEWER TREATMENT AREAS DESIGNATED FOR "OAKWOOD SUBDIVISION PHASE 3". SEE EXHIBIT "A" ATTACHED.)

The conveyance of this land is bargained and sold to the Party of the First Part in the amount of Ten Dollars and other good and valuable consideration.

Party of the First Part has agreed to not only construct said Sewer Treatment System, but to collect from the property owner the monthly charges for services rendered to said individual property owners of this subdivision as they become users of said system. Party of the First Part acknowledges that they have agreed to and furnished the required bond to the County of Maury, Tennessee, as the authorized private utility company is required to do.

It is further agreed that the Party of the Second Part will grant a sewer easement for constructing a pump station and force main within the Oakwood Subdivision, Phase III.

WITNESS the signatures of the parties this the 25th day of September, 1995 at Memphis, Tennessee and Nashville, Tennessee, respectively.

William E. Pickney
Party of the First Part
Witness

Cecil G. Keltner
Party of the Second Part
Witness

STATE OF TENNESSEE:

COUNTY OF SHELBY:

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, CECIL G. KELTNER, the within named bargainer, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at Memphis, Shelby County, Tennessee, this the 25 day of September, 1995.

C. E. [Signature]
Notary Public

My commission expires:

12-1-96

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, BOB PICKNEY, the SECRETARY officer of PICKNEY BROS., INC., the within named bargainer, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this the 9/20/95 day of Sept 20, 1995.

Bob Pickney
Notary Public

My commission expires:

3/21/1998

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"EXHIBIT A"

LEGAL DESCRIPTION OF A 12.05 ACRE PARCEL, LOCATED IN THE 2ND CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE.. BEING A PORTION OF PROPERTY RECORDED IN DEED BOOK 753, PARCEL 701 R.O.M.C., TN. MORE PRECISELY DESCRIBED AS FOLLOWS.

BEGIN AT A POINT IN THE WEST R/W OF OAK TRAIL DRIVE AT THE SOUTH CORNER OF LOT 123 AS SHOWN ON THE FINAL PLAT OF SECTION THREE OF OAKWOOD SUBDIVISION; THENCE LEAVING SAID R/W AND WITH THE SOUTH LINE OF LOT 123 N51°44'56"W 122.72 FEET TO A POINT; THENCE WITH THE WEST LINE OF LOT 123 N08°15'50"W 322.34 FEET TO A POINT COMMON TO LOT 123 AND 122; THENCE WITH THE REAR LINE OF LOT 122 N35°14'11"E 92.28 FEET TO THE REAR COMMON CORNER OF LOT 122 AND A FUTURE LOT 121; THENCE CONTINUE N35°14'11"E 27.67 FEET TO A POINT; THENCE WITH A LINE COMMON TO FUTURE LOTS 119, 120 OF OAKWOOD SUBDIVISION N13°12'47"W 251.20 FEET; THENCE CONTINUE WITH THE REAR FUTURE LOT 118 N12°26'24"W 134.52 FEET; THENCE WITH THE REAR OF LOT FUTURE LOT 117 N29°58'57"W 122.17 TO A POINT IN THE REAR OF FUTURE LOT 114; THENCE WITH THE REAR OF SAID LOT 114, 113 & 112 S83°08'40"W 365.38 FEET TO A POINT THENCE LEAVING SAID LOT 112 AND CONTINUING WITH A NEW LINE CUTTING ACROSS THE CECIL KELTNER PROPERTY S83°08'40"W 140.66 FEET TO A POINT; THENCE CONTINUE S08°15'50"E 970.66 FEET TO A POINT; THENCE CONTINUE N84°13'20"E 168.67 FEET TO A POINT AT THE COMMON REAR CORNER OF LOT 124 AND 125 AS SHOWN ON THE FINAL PLAT OF SECTION 3 OF OAKWOOD SUBDIVISION; THENCE CONTINUE WITH THE NORTH LINES OF LOT 124 N84°13'20"E 331.80 FEET TO A POINT THENCE CONTINUE S51°44'56"E 70.00 FEET TO A POINT IN THE R/W OF SAID OAK TRAIL DRIVE; THENCE WITH THE WEST R/W OF OAK TRAIL DRIVE N38°15'04"E 50.00 FEET TO THE BEGINNING.

Ectory R. Lawless

From: TPUC DocketRoom
Sent: Monday, August 19, 2019 9:59 AM
To: Sharla Dillon; Ectory R. Lawless; Dori Simpson
Subject: FW: Docket 93-09040
Attachments: Oakwood Deed.pdf

From: Jeff Riden
Sent: Monday, August 19, 2019 9:56:50 AM (UTC-06:00) Central Time (US & Canada)
To: TPJC DocketRoom
Subject: [EXTERNAL] Docket 93-09040

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. ***

Please file the attached Deed in Docket 93-09040. Hard copies are in the mail.

Thanks,

Jeff


Jeff Riden

Adenus Group, LLC | 849 Aviation Pkwy., Smyrna, TN 37167
Direct: 615.220.7171 | Toll Free: 888.4 ADENUS Ext: 145 | Mobile: 615.611.2018 | Fax: 615.220.7207

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