



May 19, 2024

Transfer of Armory

Dear Reader:

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We hope this information will be useful to you; reference to it will assist you with many of the questions that will arise in your tenure with county government. However, the *Tennessee Code Annotated* and other relevant laws or regulations should always be consulted before any action is taken based upon the contents of this document.

Please feel free to contact us if you have questions or comments regarding this information or any other CTAS website material.

Sincerely,

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Transfer of Armory

Public Acts of 1965 Chapter 46

COMPILER'S NOTE: This is a Public Act that does not appear in Tennessee Code Annotated.

WHEREAS, The old Armory of the State located on West Main Street in the Town of Union City, Obion County, Tennessee, is no longer needed and required for the purposes for which it was erected and has been superseded by a new and larger State Armory in said City and County; and

WHEREAS, The land upon which the old Armory is located was originally paid for by Obion County and the City of Union City and given to the State; and

WHEREAS, Obion County and Union City are willing and desirous of acquiring the same for public uses and the general benefit and welfare of the inhabitants thereof, including, among others, the conduct of a County Fair by and through a general Fair Association or otherwise; and

WHEREAS, The State will save the expense and cost of maintaining the old Armory by disposing of the same; now, therefore,

SECTION 1. That the State divest itself of the property heretofore and now known as the "Armory" on West Main Street in Union City, Tennessee, and convey the same to Obion County and the City of Union City as tenants in common.

SECTION 2. That the Governor of the State of Tennessee and the Attorney General of the State be and they are hereby authorized, empowered and directed to execute and deliver on behalf of the State to said County and City, in consideration of the premises and a nominal consideration of Five and no/100 Dollars (\$5.00) a deed of conveyance to said old Armory and the land upon which it is located presently described as follows, to wit: Being in three (3) tracts or lots bounded on the north by the property of the City of Union City; on the south by West Main Street; on the east by Sam Davis and Tennessee Gas Company; and on the west by the City of Union City and James W. Wilson and more particularly described as follows:

"Lot #1 - Beginning at a stake 50 feet west of the southwest corner of the Dr. O. B. Neely property where the said Neely conducts an animal clinic, an in the north line of West Main Street; runs thence west with the north boundary line of West Main Street 49 feet, more or less, to a stake in the east margin of a 20 foot alley; thence north with the east line said alley 112 feet, more or less, to a stake in the south boundary line of the baseball park known as Turner Field and owned by the town of Union City; thence east with the south margin of said Turner Field and the property of the Tennessee Gas Company 49 feet, more or less, to an iron stake; thence south with the west line of M. R. Powell property 112 feet, more or less, to the point of beginning.

"Lot #2 - Beginning at a stake in the north margin of West Main Street at a point where it intersects with the west line of a 20 foot alley, being 119 feet west of the southwest corner of the above mentioned O. B. Neely animal clinic property; runs thence west with the north margin of West Main Street 19 feet to a stake; thence north 112 feet, more or less, to the south line of Turner Field; thence east with the south line of Turner Field 19 feet to a stake in the west margin of said 20 foot alley; thence south 112 feet more or less, to the point of beginning.

Easement

Also an easement to light and air in, to and over a strip of land fronting five (5) feet on West Main Street and running back between parallel lines 112 feet, more or less, to the south line of Turner Field, and being a strip five (5) feet wide off of the west side of the original lot of which Lot #2 is a part. The purpose of this easement is to secure to the State of Tennessee an easement to light and air over said five foot strip of land and also to be kept open by us in order to afford us and our successors in title light and air, since it is the purpose of the State of Tennessee to construct an Armory upon the property herein conveyed, as well as upon other property to be acquired from the Corporation of Union City and the Tennessee Gas Company. Now, as a further consideration for this conveyance, in the construction of said Armory, the south wall thereof shall be not less than fifteen (15) feet from the north margin of the sidewalk as the same now exists, to the end that the line of said Armory building will be in line with the structures on the property which we now own, and lying adjacent to the property herein conveyed, and just west of the five foot strip of land above referred to. Should we or our successors in title hereafter alter the present structures, or build any structures on the property west of the property herein conveyed extending to the north margin of the street or side-walk line, then in that event the same right is hereby granted and given to the State of Tennessee and its successors in title. In other words, the State of Tennessee shall have the right to build as near to the side-walk line as we, or our successors in title, shall build.

"Lot #3 - Beginning in the most southern southeast corner of Turner Field at a rock fence in M. R. Powell's north line, running thence east with Powell's north line 36 feet to an iron stake, thence north 57.25 feet to a rock fence, the same being in the east line of Turner Field, thence in a southwesterly direction with said rock fence and along the east boundary line of Turner Field 67.63 feet to the point of beginning." Said Lots #1 and #2 being the same property conveyed to the State of Tennessee by Marshall R. Powell, et al. by deed of record in deed book 10-W, Page 195, Register's Office of Obion County and Lot #3 being the same property conveyed to the State of Tennessee by the Tennessee Gas Company by deed of record in deed book 10-W, page 286, Register's Office of Obion County, Tennessee.

SECTION 3. That this Act take effect from and after its passage, the public welfare requiring it.

Passed: February 16, 1965.

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