

acres and being Tract 16 and a portion of Tract 17, Section 3, of the Denson and Holt Property recorded in Record Book 47 at page 1088 in the Register's Office of Jackson County, Tennessee.

REAL-ESTATE RESTRICTIONS

The following real-estate restrictions apply to the described real estate

1. No conventional homes shall have less than 800 square feet of living area on the first floor, not to include finished basement areas.
2. No conventional home shall have galvanized roof cover, prefinished metal roofs, composition, and wood shakes only.
3. All exterior walls must be of at least vinyl quality or better.
4. All homes, conventional, and modular will have masonry continuous foundations.
5. All modular homes must have 1000 square feet or greater.
6. All modular homes must be at least twenty four feet in width.
7. All modular homes must be new at installation, no used homes allowed.
8. All modular homes must have composition or wood shake roofs.
9. All modular homes must have vinyl or hard board siding.
10. Outbuildings must be of average quality and be neat in appearance.
11. No automobiles that are not operable are to be left on property for more than sixty days.
12. No cows, pigs, chickens, goats, sheep or any other farm animal are allowed with the exception of horses.
13. No alcoholic beverage permitted to be sold.
14. No illegal activities are allowed on said premises.
15. No outside toilets are permitted.

THE PREVIOUS AND LAST CONVEYANCE being a Deed from Jerry Denson and wife Joyce and Jerry Holt and wife Pamela of record in Warranty Deed Book 47 Page 1088 Register's Office, Jackson County, Tennessee.

Grantor grants to Grantees, their heirs and assigns an **easement** in perpetuity for the connection to and use of the grantors existing septic system.

The property is not the principal place of residence of the Grantor, spouse of the Grantor or any minor children of the Grantor.

This conveyance is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions