

Jr. in Deed Books Q-5, page 475 and V-6, page 141, Roane County Register's Office, and is further identified as a part of Parcel 47.09, Map 59, Roane County Property Assessor's Office.

The 3 tracts shown on the attached map are all the property remaining in the two above deed references, lying on the East side of the present Lawnville Road. There is a small portion of the property described in the above two deed references lying on the West side of the present Lawnville Road, this small portion being still owned by C.M. Pickel, Jr. This small portion still owned by C.M. Pickel, Jr., was created as a result of the relocation of Lawnville Road subsequent to the time the above two deeds were executed. The three tracts being conveyed are the same as that 18 acre tract reserved in a deed from C.M. Pickel, Jr. to George E. Pickel in Deed Book E-15, page 276 (referred to in that deed as being on South side of Lawnville Road, same as East side in this present deed). The small portion on the West side of Lawnville Road is that approximate two acre tract reserved in the said Deed Book E-15, page 276.

The three tracts shown on the attached map are all being sold this date by C.M. Pickel, Jr. to the following persons:

- Tract CMP-1-Rodney M. McMillin and wife, Robin J. McMillin
- SUBJECT* Tract CMP-2-Donald L. Davis and wife, Mary R.W. Davis *Now HOLUB*
- Tract CMP-3-W. Franklin Walker and wife, Stephanie S. Walker

The three tracts are made subject to the following restrictive covenants:

1. No lot shall be used except for residential purposes, and any garages, barns or other incidental out buildings must be of such architectural style and quality of construction and building material so as not to lower the market value of any property of adjacent property owners.
2. Any one level dwelling structure on any lot must have at least 1,200 square feet of living area exclusive of garage or carport. A multi-level house must have a minimum of 1,100 square feet of living area on the main level and at least 400 square feet of living area on any other level. If the multi-level house has 1,200 square feet on the main level, then there will be no minimum amount of footage required on the other level or levels.
3. No building shall be located on any lot nearer than 50 feet to a street or roadway and nearer than 50 feet to any other lot line.
4. Each lot is subject to an easement for installation and maintenance of utility lines on all lot lines, lying 7.5 feet on each side of each lot line.

DEED RES/RESTRICTIONS
1084 Lawnville Rd.

with
initials

1007 v. WUMMERS AD.
DEED RESTRICTIONS

5. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out buildings shall be used as a permanent or temporary residence.
7. No poultry or swine of any kind shall be raised, bred or kept on any lot.
8. No individual potable water supply shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards, and recommendations of state and local health authorities. Approval of such system as installed must be obtained from any such authority.
9. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of state and local health authorities. Approval of such systems as installed shall be obtained from such authority. All residences shall include indoor toilet systems enclosed with the permanent structure with a self-contained septic tank and sewage disposal field, meeting all state, county and local health codes.
10. No lot or lots shall be resubdivided in such a manner as to result in the creation of one or more lots of an area less than the original lot.
11. No lot shall be used or maintained as a dumping ground for rubbish or junked cars. Trash, garbage or other wastes shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
12. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
13. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



However, it is expressly provided that said restrictions may be abolished, altered, or amended in any way upon the written agreement of all of the owners of said 3 tracts;

with- [unclear]