

W.E. HODGES, ET UX

TO

PECK ADDITION

WHEREAS, THE UNDERSIGNED, W.E. HODGES, OF HAMBLLEN COUNTY, TENNESSEE, IS THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN THE FIRST CIVIL DISTRICT OF HAMBLLEN COUNTY, TENNESSEE, AND WITHIN THE CORPORATE LIMITS OF THE TOWN OF MORRISTOWN, BEING LOTS IN WHAT IS KNOWN AS THE PECK ADDITION BELONGING TO W.E. HODGES MORRISTOWN, HAMBLLEN COUNTY, TENNESSEE FIRST ADDITION, THE PLAT OF WHICH IS OF RECORD IN THE REGISTER'S OFFICE OF HAMBLLEN COUNTY, TENNESSEE, IN PLAT BOOK 2, PAGE 11 TO WHICH REFERENCE IS MADE FOR A COMPLETE DESCRIPTION OF EACH OF SAID LOTS, TO-WIT:

BEING Lots Nos. 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 AND 37 IN BLOCK 1; Lots Nos 29, 30, 31, 32, 33, 34, IN BLOCK 2; Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28, 29, 30 AND 31 IN BLOCK 3; Lots Nos 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, AND 38, IN BLOCK 4; AND LOTS Nos. 1, 2, 3, 4, 5, AND 6 IN BLOCK 5, IN THE SAID W.E. HODGES MORRISTOWN HAMBLLEN COUNTY TENNESSEE FIRST ADDITION.

THE ABOVE DESCRIBED REAL ESTATE IS A PART OF THE REAL ESTATE WHICH WAS CONVEYED TO THE UNDERSIGNED W.E. HODGES, BY DEED OF MRS. NANNIE FOLSOM McCANLESS, ET AL, DATED MARCH 2, 1946, OF RECORD IN THE REGISTER'S OFFICE OF HAMBLLEN COUNTY, TENNESSEE, IN DEED BOOK 72, PAGE 560; AND

WHEREAS, THE UNDERSIGNED W.E. HODGES DESIRES THAT THE ABOVE DESCRIBED REAL ESTATE BE DEVELOPED FOR EXCLUSIVE USE AS A RESIDENTIAL SECTION, AND THAT ITS USE AS SUCH BE PROTECTED BY SUITABLE AND REASONABLE RESTRICTIONS FOR HIS OWN BENEFIT; AND FOR THE BENEFIT OF ALL FUTURE OWNERS OF SAID REAL ESTATE, AND PORTIONS THEREOF;

NOW, THEREFORE, IN ORDER TO CARRY OUT THE ABOVE PURPOSE, THE UNDERSIGNED W.E. HODGES, FOR HIMSELF, HIS HEIRS, EXECUTORS AND ADMINISTRATORS, IN CONSIDERATION OF THE PREMISES, AND THE BENEFITS WHICH WILL RESULT TO HIM, AND TO ALL FUTURE OWNERS OF SAID REAL ESTATE AND THE PUBLIC GENERALLY, FROM RESTRICTING THE USE OF THE ABOVE DESCRIBED LOTS IN THE MANNER HEREINAFTER PROVIDED, DOES HEREBY COVENANT THAT DURING HIS OWNERSHIP OF ANY OF SAID LOTS HE WILL OBSERVE THE RESTRICTIONS HEREINAFTER SET FORTH, AND THAT IN ALL DEEDS WHICH HE, HIS HEIRS, OR EXECUTORS MAY EXECUTE AND DELIVER DURING THE TERM HEREINAFTER PROVIDED, THE USE OF SAID REAL ESTATE SHALL BE LIMITED AND RESTRICTED AS FOLLOWS:

(A) ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS, AND NO STRUCTURE SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE.

(B) NO BUILDING SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT NEARER THAN 35 FEET TO NOR FARTHER THAN 45 FEET FROM THE FRONT LINE, NOR NEARER THAN 10 FEET TO ONE AND SEVEN FEET TO THE OTHER SIDE LOT LINE. THE SIDE LINE RESTRICTION

SHALL NOT APPLY TO A GARAGE LOCATED ON THE REAR ONE-QUARTER OF A LOT, EXCEPT THAT ON A CORNER LOTS NO STRUCTURE SHALL BE PERMITTED NEARER THAN 15 FEET TO THE SIDE STREET LINE.

(C) No RESIDENTIAL LOT SHALL BE RESUBDIVIDED INTO BUILDING PLOTS HAVING LESS THAN 7500 SQUARE FEET OF AREA OR A WIDTH OF LESS THAN 50 FEET EACH, NOR SHALL ANY BUILDING BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT HAVING A AREA OF LESS THAN 600^{SQUARE}/FEET.

(D) No NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

(E) No MEMBER OF ANY RACE, OTHER THAN THE WHITE RACE, SHALL USE OR OCCUPY ANY BUILDING ON ANY LOT EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE OR NATIONALITY EMPLOYED BY THE OWNER OR TENANT.

(F) No TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING ERECTED IN THE TRACT SHALL AT ANY TIME BE USED AS RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.

(G) No STRUCTURE SHALL BE MOVED ONTO ANY LOT UNLESS IT SHALL CONFORM TO AND BE IN HARMONY WITH EXISTING STRUCTURES IN THE ADDITION.

(H) A PERPETUAL EASEMENT IS RESERVED OVER THE REAR FIVE FEET OF EACH LOT FOR UTILITY INSTALLATION AND MAINTENANCE.

(I) THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1982, AT WHICH TIME SUCH COVENANTS AND RESTRICTIONS SHALL TERMINATE; HOWEVER, THE COVENANTS AND RESTRICTIONS HEREIN CONTAINED, OR ANY PART THEREOF, MAY BE EXTENDED FOR ADDITIONAL PERIODS OF TIME BY MAKING APPROPRIATE PROVISIONS THEREFOR.

(J) IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS HEREIN BEFORE JANUARY 1, 1982, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY OTHER LOTS IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT OR RESTRICTION AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

(K) INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NOWISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

NEITHER THE UNDERSIGNED NOR ANY PERSON ACQUIRING TITLE TO ANY OF THE ABOVE DESCRIBED REAL ESTATE THROUGH HIM SHALL HAVE THE RIGHT TO REVOKE OR MODIFY ANY OF THE RESTRICTIONS CONTAINED IN THIS INSTRUMENT PRIOR TO JANUARY 1, 1982, AND HE AGREES FOR HIMSELF, HIS HEIRS, AND EXECUTORS, TO INCLUDE SUCH RESTRICTIONS BY REFERENCE OR OTHERWISE IN ALL DEEDS WHICH HE MAY EXECUTE AND DELIVER CONVEYING SAID REAL ESTATE, OR ANY PART THEREOF, AND THE GRANTEES IN SAID DEEDS BY THE ACCEPTANCE THEREOF, AND THEIR SUCCESSORS IN TITLE, SHALL ACCEPT THE OBLIGATIONS

IMPOSED BY SAID RESTRICTIONS TO THE SAME EFFECT AS THOUGH THEY AND EACH OF THEM HAD ACTUALLY EXECUTED THIS INSTRUMENT, AND SAID RESTRICTIONS HAVE THE EFFECT OF COVENANTS RUNNING WITH THE LAND.

THE UNDERSIGNED JOHN T. HODGES, WIFE OF THE UNDERSIGNED W.E. HODGES, FOR A VALUABLE CONSIDERATION, JOINS IN THE EXECUTION OF THIS INSTRUMENT AND GIVES HER CONSENT TO THE RESTRICTIONS HEREBY CREATED INSOFAR AS THEY AFFECT HER RIGHTS OF HOMESTEAD AND DOWER.

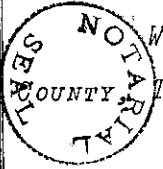
WITNESS OUR HANDS, ON THIS OCTOBER 15, 1947.

W.E. HODGES
JOHN T. HODGES

STATE OF TENNESSEE, COUNTY OF HAMBLEN

PERSONALLY APPEARED BEFORE ME, V.N. JONES, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, W.E. HODGES AND WIFE, JOHN T. HODGES, THE WITHIN NAMED BARGAINORS, WITH BOTH OF WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY NOTARIAL COMMISSION EXPIRES ON THE 22 DAY OF JULY, 1949.



WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE IN MORRISTOWN, HAMBLEN TENNESSEE, ON THIS THE 15TH DAY OF OCTOBER, 1947.

V.N. JONES, NOTARY PUBLIC

FILED FOR RECORD AT 4:10 P.M. Nov. 3, 1947.

Charles K. Smith REGISTER.

MARY EASLEY JOHNSON, ET AL X
TO X
GEORGE A. BERNARD, ET AL X

KNOW ALL MEN BY THESE PRESENTS: THAT FOR AND IN

CONSIDERATION OF THREE THOUSAND DOLLARS (\$3,000.00), TO US IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE UNDERSIGNED, MARY EASLEY JOHNSON, MARIE EASLEY PARKER, AND EDITH EASLEY BARHAM, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY BARGAIN, SELL, TRANSFER, AND CONVEY UNTO GEORGE A. BERNARD AND V.E. BEBBER, AS TENANTS IN COMMON, AND IN EQUAL MOITIES, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN THE OLD FOURTH CIVIL DISTRICT OF HAMBLEN COUNTY, TENNESSEE, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING ON A ROCK IN THE SHIELDS FERRY ROAD; THENCE EAST 75 FEET WITH RINER'S LINE TO A ROCK IN THE LONG FERRY ROAD; THENCE WITH THE LONG'S FERRY ROAD, SOUTH 350 FEET TO THE FORKS OF THE ROAD; THENCE WITH THE SHIELDS FERRY ROAD, NORTH 354 FEET TO THE BEGINNING CORNER, CONTAINING ONE-HALF ACRE, BE THE SAME MORE OR LESS, AND

BEING THE SAME PROPERTY CONVEYED TO J.L. EASLEY BY DEED OF J.H. DeVault ET UX ON JULY 23, 1909, OF RECORD IN THE REGISTER'S OFFICE OF HAMBLEN COUNTY, TENNESSEE, IN DEED BOOK 29, AT PAGE 405, THE UNDERSIGNED MARY EASLEY JOHNSON MARIE EASLEY PARKER, AND EDITH EASLEY BARHAM, BEING THE CHILDREN AND HEIRS AT

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MAP OF THE PECK ADDITION BELONGING TO W. E. HODGES MORRISTOWN HAMBLLEN COUNTY TENN FIRST ADDITION

