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THIS INSTRUMENT WAS PREPARED BY CAMP AND CAMP,
ATTORNEYS, SPARTA, TENNESSEE.

(CARROLL J. SORRELL, ET AL)

(TO (RESTRICTIONS))

(SHEPHERD HILL ESTATE SUBDIVISION

RESTRICTIONS-SHEPHERD HILL ESTATE SUBDIVISION

THIS INDENTURE made on this the 21st day of July, 1965, by J. S. EMERSON, THURMAN JOHN-SON, and CARROLL SORRELL, pertaining to SHEPHERD HILL ESTATE SUBDIVISION located in the First Civil District of Putnam County, Tennessee, and being the same identical subdivision surveyed and platted by L. B. Petty, Surveyor, Carthage, Tennessee, and recorded in Warranty Deed Book No. 93, page 233, in the Register's Office for Putnam County, Tennessee.

All lots in Shepherd Hill Estate Subdivision are restricted, the covenants and restrictions to run with the said lots and to be a part of the consideration for the conveyance of the lots, said restrictions to run for a period of thirty (30) years, at which time, said covenants of restriction shall automatically extend for another twenty (20) years, unless by a vote of the majority of the owners of the lots it is agreed to change said covenants in whole or in part.

1. All lots in the tract as above designated shall be known and described as residential lots, except Lots No. 1, 2, 3, 4, 5, 6, 60, and 61, which may be used for industrial or commercial purposes.
2. No residential building shall be located nearer to the front line than fifty (50) feet, or nearer to the side street line than fifteen (15) feet.
3. No noxious or offensive trade or activity shall be carried on upon any lot.
4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No outdoor toilet shall be permitted.
5. No automobile junk or other salvage yard may be maintained on any lot in this subdivision.
6. No hogs, cattle or unconfined chickens shall be kept on the premises.
7. No dwelling shall contain less than 1100 square feet of living area, which shall be in addition to all area used for carports, garages, and semi-detached storage space, and said minimum living area must be on the ground floor of said building.

9. All streets, alleys, walks, parks and other open spaces are hereby dedicated to public or private use.

WITNESS our hands, this the 21st day of July, 1965.

S/ J. S. Emerson
J. S. Emerson

S/ Thurman Johnson
Thurman Johnson

S/ Carroll Sorrell
Carroll Sorrell

STATE OF TENNESSEE

COUNTY OF WHITE

Personally appeared before me, CLARABEL ENGLAND, a Notary Public in and for said County and State, the within named J. S. EMERSON, THURMAN JOHNSON and CARROLL SORRELL, with each of whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Sparta, Tennessee, this the 21st day of July, 1965.

(SEAL)

My commission expires April 12, 1966.

S/ Clarabel England
Clarabel England, Notary Public

STATE OF TENNESSEE

PUTNAM COUNTY

File 7-23 1965 10:35 o'clock A.M. and noted in Filation Book G on page 259 and recorded in Book 93 on page 471.

St. Mabon

H. H. Nabors, Register

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