

1. This property shall not be used for any other purposes other than residential, and there shall be no commercial buildings placed on the property.
2. All sewage or waste disposal units must meet the specifications required by the laws of the State of Tennessee.
3. There shall be no more than one residence per lot on this property.
4. Any mobile type home placed on this property shall be a minimum of twelve (12) feet wide and fifty (50) feet long. Any storage building placed on this property shall be a minimum of ten (10) feet by ten (10) feet and shall have a painted exterior. Any mobile type home shall have an exterior porch which shall be covered.
5. All mobile type homes shall be under-pinned with concrete block type underpinning or its equivalent. All exteriors must be painted or covered with some type of siding and must be kept in good repair.
6. Any type residence placed on this lot shall contain a minimum of seven hundred twenty (720) square feet of living space.

TAX MAP 1-E, GROUP A, PARCEL 26.00 (Lot No. 7), PARCEL 21.00 (Lot No. 12) and PARCEL 20.00 (Lot No. 13).

Being a portion of the property conveyed in a Quitclaim Deed from Jimmy Lee and wife Anna Lee to Freddie Lee and wife Phyllis Lee, by deed dated October 22, 1996, of record in the Register's Office for Pickett County, Tennessee, in Deed Book 48, Page 285.

The preparer of this deed makes no representation as to the status of the title to the property described herein, unless a separate title opinion has been issued.  
This deed was prepared from information furnished by the grantors.

THIS INSTRUMENT PREPARED BY:  
PHILLIPS M. SMALLING, ATTORNEY  
P.O. BOX 340  
BYRDSTOWN, TN 38549

PERSON OR AGENCY  
RESPONSIBLE FOR  
PAYMENT OF TAXES:  
Randall Cross, et al  
1662 Cordell Hull Memorial Drive  
Byrdstown, TN 38549

WARRANTY DEED

This indenture made and entered into on this the 6<sup>th</sup> day of July  
2007, by and between

FREDDIE R. LEE AND WIFE PHYLLIS A. LEE

hereinafter referred to as the GRANTORS, and

RANDALL CROSS AND WIFE MARILYN CROSS  
as owners of one-half undivided interest  
and

THE AMONETT FAMILY TRUST, DATED DECEMBER 20, 2002,  
NORMAN G. AMONETT AND MYRA KAY AMONETT  
TRUSTORS AND/OR TRUSTEES  
as owner of one-half undivided interest

hereinafter referred to as the GRANTEES.

WITNESS, that for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the Fourth Civil District of Pickett County, Tennessee, and more particularly described as follows:

**BEING LOT NO. 10 OF EAGLES COVE VILLAGE SUBDIVISION**, according to the map or plat thereof, recorded in Plat Book 1, Page 42, in the Register's Office of Pickett County, Tennessee, the description contained therein being incorporated by reference herein as if set out fully.

**RESTRICTIONS:**

The real property is sold and conveyed with the understanding and agreement of the grantors and grantees that certain restrictions are a part of this agreement and that these restrictions are to run with the land until released by the grantors, their successors, heirs or assigns. Said restrictions are as follows:

1. This property shall not be used for any other purposes other than residential, and there shall be no commercial buildings placed on the property.
2. All sewage or waste disposal units must meet the specifications required by the laws of the State of Tennessee.
3. There shall be no more than one residence per lot on this property.
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6. Any type residence placed on this lot shall contain a minimum of seven hundred twenty (720) square feet of living space.

TAX MAP 1-E, GROUP A, PARCEL 23.00

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The preparer of this deed makes no representation as to the status of the title to the property described herein, unless a separate title opinion has been issued.  
This deed was prepared from information furnished by the grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS my hand on this the day and date first above written.

*Freddie R. Lee*  
FREDDIE R. LEE

*Phyllis A. Lee*  
PHYLLIS A. LEE

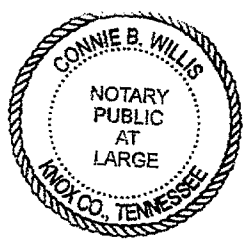
STATE OF TENNESSEE

COUNTY OF McMinn

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named FREDDIE R. LEE, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Athens, Tennessee, on this the 5<sup>th</sup> day of July, 2007.

9/3/2007  
Commission Expires:



*Connie B. Willis*  
NOTARY PUBLIC