

WARRANTY DEED

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mps

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 (\$10.00) DOLLARS cash in hand paid, and other valuable consideration, the receipt of all of which is hereby acknowledged,

WE, E. H. HOOPER AND WIFE, FRANCES HOOPER, AND GLENN H. RAMSEY AND WIFE, JANE ANN RAMSEY, have this day bargained and sold, and by these presents do transfer and convey unto JOE GREENWOOD AND WIFE, EMMA SUE GREENWOOD, their

heirs and assigns, a certain tract or parcel of land located in _____, the First Civil District of Putnam County, Tennessee, described as follows to-wit: Beginning at the point wherein the South margin of Oaklawn Drive intersects the East margin of Breeding Avenue; thence in an Easterly direction with said margin of Oaklawn Drive 300 feet to a metal stake; thence in a Southerly direction on a line which runs parallel to and 300 feet East of said margin of Breeding Avenue approximately 232 feet to a metal stake in the North line of Gunter; thence in a Westerly direction with Gunter's North line 300 feet to a metal stake in said margin of Breeding Avenue; thence in a Northerly direction with said margin of said avenue approximately 232 feet to the beginning.

RESTRICTIONS

It is a part of the consideration for this conveyance that:
1. All lots are to be used for residential purposes only.
2. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling, not to exceed two stories.
3. All building must be located at least ninety feet back from fronting street and shall be located at least twenty-five feet from any street, and at least fifteen feet from any side lot line, and fifty feet from the rear lot line.
4. No illegal or offensive activities shall be carried on upon anylot.
5. No house trailers or detached toilets shall be placed or erected upon said lots.
6. No temporary structures or partially completed buildings shall be used as residences.
7. No dwelling shall contain less than two thousand square feet of living area, which shall be in addition to all area used for carports, garages and semi-detached storage space.
8. All residences constructed or placed on any of said lots shall be constructed of brick, stone, aluminum, cedar shingles or equivalent. Wood siding and asbestos siding may be used on exterior of any dwelling provided at least 50 percent of exterior wall surface is constructed of brick, stone, or equivalent. No exposed concrete block foundation to be permitted.
9. All residences shall have a continuous foundation. No outside temporary piers shall be permitted under houses.
The foregoing restrictions shall be binding upon the grantees herein, their heirs and assigns and shall run with the land. The grantors agree that they will restrict other property owned by them and included in a proposed subdivision to be known as Oaklawn Estates in like manner.

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The previous and last conveyance being a Deed to Glenn H. Ramsey et ux from E. H. Hooper et ux Registered in Register's Office of Putnam County, Tennessee, in Vol. 90 Page _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, titles, and interest thereto belonging, to the said Joe Greenwood and wife, Emma Sue Greenwood, their heirs and assigns, forever. And we do covenant with the said Joe Greenwood et ux that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Joe Greenwood and wife, Emma Sue Greenwood, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 24 day of April, 1965.
Witness: S/ E. H. Hooper
S/ Frances J. Hooper
S/ Glenn H. Ramsey
S/ Jane Ann Ramsey

Acknowledgment Before Notary Public. State of Tennessee, County of Putnam
Personally appeared before me, Sam Holleman, a Notary Public in and for said County and State aforesaid, the within named E. H. Hooper, and wife, Frances Hooper, and Glenn H. Ramsey and wife, Jane Ann Ramsey, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

(SEAL)

Witness my hand and official seal, at Cookeville, Tennessee, this 24 day of April, 1965.
My Commission expires April 11, 1968 S/ Sam Holleman, Notary Public.

Acknowledgment Before Notary Public. State of _____, County of _____
Personally appeared before me, _____, a Notary Public in and for said County and State aforesaid, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.
Witness my hand and official seal, at _____, this _____ day of _____, 19____.
My Commission expires _____, 19____, Notary Public.

State of Tennessee, Putnam County, Register's Office
I, H. E. NABORS, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. 93, Page 318; that they were received on the 24 day of June, 1965, at 1:43 o'clock A. M, and entered in Note Book G, Page 255 H. E. Nabors Register