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Kathy @ Caldwell Banker

PREPARED BY: George N. McCain, ATTORNEY AT LAW
 93 N. OCOEE STREET, CLEVELAND, TN 37311 423/339-3042

TAX MAP NO: OUT OF D-1/M-86-10
 NEW MAP NO: _____

PROPERTY ADDRESS:

STRAWHILL RD, SE
CLEVELAND, TN 37323

OWNER'S NAME & ADDRESS:

NATHAN T. TULLIER
TINA M. TULLIER

MORTGAGEE:

2024 Freedom Rd #5
Cleveland, TN 37312

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, ROBERT GEORGE CAMPBELL AND WIFE, CAROL ANN CAMPBELL, have this day bargained and sold, and do hereby sell, transfer and convey unto NATHAN T. TULLIER AND WIFE, TINA M. TULLIER, the following described real estate:

Located in the 1st Civil District of Bradley Co., Tennessee, to-wit:

BEING TRACT 2 OF THE UNRECORDED PLAT OF THE ROBERT G. CAMPBELL PROPERTY as prepared by Doyle A. McCracken, TN Lic. No. 745, 302 McCracken Rd., Cleveland, Tennessee, dated April 20, 1999, and more particularly described as follows:
 TO FIND THE POINT OF BEGINNING, start at the intersection of the southwestern corner of property of Coblenz (DB 338/300) and the southeastern corner of the hereindescribed Tract 1, said point also lying in the eastern right of way of Strawhill Road; run thence along the right of way of Strawhill Road North 31 deg. 44 min. 50 sec. West 440.95 feet to a point, being the point of beginning; run thence North 31 deg. 44 min. 50 sec. West 420 feet to an iron pin; thence North 52 deg. 25 min. 55 sec. East 821.61 feet to an iron pin; thence along Tract 4 South 66 deg. 19 min. 46 sec. East 150 feet to an iron pin; thence South 35 deg. 25 min. 40 sec. West 979.19 feet to an iron pin marking the point of beginning.

BEING A PORTION OF THE PROPERTY conveyed to Robert George Campbell and wife, Carol Ann Campbell, by warranty deed from Ellen Ann Campbell, trustee and Executrix of Estate of Alpha D. Westerberg, Robert George Campbell and wife, Carol Ann Campbell, David Alexander Campbell and wife, Margaret Elizabeth Bridendall Campbell, and Edward Westerberg Campbell and wife, Sarah Jill Campbell as recorded in Deed Book 385, page 369, in the Register's Office of Bradley Co., Tennessee. Grantors further swear or affirm that George E. Westerberg and wife, Alpha Westerberg, obtained the subject property by deed in Deed Book 54, page 621, ROECT; that George E. Westerberg passed away in 1962; that their marriage was continuous from the date of acquisition until his date of death and that Alpha Westerberg was the surviving tenant by the entirety. Alpha Westerberg passed away February 12, 1965, leaving Robert George Campbell, David Alexander Campbell (being one and the same as Alexander D. Campbell) and Edward Westerberg Campbell as her sole surviving heirs at law. See Last Will and Testament of Alpha Westerberg in Will Book 6, page 429 and Estate of Alpha Westerberg in the County Court of Bradley County, Tennessee, Probate Book 1, page 280.

SUBJECT to the following restrictive covenants and conditions which shall be binding upon the grantees, their heirs and assigns:

1. Only single-family residences shall be constructed upon the property with a minimum of 1400 square feet.
2. No trailers, mobile homes, modular homes, chicken houses, broiler houses or junk yards shall be allowed on the premises either temporarily or permanently.
4. No junk cars or junk car lots or partially dismantled car or motor vehicles shall be allowed to remain on the premises.
5. All tracts as originally sold at auction may be resubdivided one time, and only one time, into two lots. The minimum size of any lot after resubdividing shall be 2.5 acres. It shall be the sole responsibility of the parties resubdividing the original tract to have a survey prepared and obtain any required governmental or utility company approval.

These restrictions may be enforced by any owner or group of owners of the 15 tracts sold at auction by Robert G. Campbell on May 29, 1999, and as shown by survey prepared by survey prepared by Doyle A. McCracken, TN Lic. No. 745, 302 McCracken Rd., Cleveland, Tennessee, dated April 20, 1999, in the Chancery Court by appropriate suit for injunction, damages or both. Any party guilty of violation of these restrictive covenants shall be liable for the court costs and the attorney's fees for the enforcement of the restrictive covenants and conditions as damages in addition to any other damages that may be awarded as a result of any such violation.

SUBJECT to any applicable governmental zoning ordinances or subdivision regulations in effect thereon.

SUBJECT to Blackburn branch as shown on survey.

SUBJECT to easements for overhead power lines and underground telephone cables.

TO HAVE AND TO HOLD said real estate unto NATHAN T. TULLIER AND WIFE, TINA M. TULLIER, their heirs and assigns, forever in fee simple. Grantor covenant that they are seized and possessed of said real estate; that they have good and lawful right to sell and convey the same; that the title thereto is clear, free and unencumbered; and that they will forever warrant and defend the same against all lawful claims of all persons whomsoever.

WITNESS our signatures this 18th day of June, 1999.


ROBERT GEORGE CAMPBELL


CAROL ANN CAMPBELL

STATE OF South Carolina
 COUNTY OF Cherokee

Before me personally appeared ROBERT GEORGE CAMPBELL AND WIFE CAROL ANN CAMPBELL, to me personally known or proven on the basis of satisfactory evidence, to be the persons described herein and upon oath, acknowledged that they have executed the instrument for the purposes set out therein and of their own free act and deed.

Sworn to and subscribed before me this 21 day of June, 1999.

June 2, 2004
 MY COMMISSION EXPIRES:

V.R. Thompson, Jr.
 NOTARY PUBLIC

STATE OF TN
 COUNTY OF Bradley
 I hereby swear or affirm that the actual consideration for their transfer or the value of the property transferred, whichever is greater is \$26,500.00.

James S. Searcy
 AFFIRANT

Sworn to and subscribed before me this 29th day of June, 1999.

9/26/2002
 MY COMMISSION EXPIRES:

Cheryl F. Blackwell
 NOTARY PUBLIC

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State of Tennessee, County of BRADLEY
 Received for record the 01 day of
 JULY 1999 at 9:30 AM. (REC# 28489)
 Recorded in official records
 Book 38 pages 159-161
 State Tax \$ 98.05 Clerks Fee \$ 1.00,
 Recording \$ 14.00, Total \$ 113.05,
 Register of Deeds HERMAN ODELL SWAFFORD
 Deputy Register DINA SWAFFORD