

DECLARATION OF RESTRICTIVE COVENANTS

FOR

HAWK'S BLUFF PHASES I, II, III

This Declaration dated this 7 day of September, 2005, made by
International Land Consultants, Inc., ("Developer").

W I T N E S S E T H:

WHEREAS, Developer is the Owner of fee simple title to all of the lots located in Hawk's Bluff, a subdivision according to the plat thereof, recorded in Plat Cab. 1, pages 140, 141, 142, 143, 144 and 145, Register's Office, Van Buren County, Tennessee, and to further include the real property described in Exhibit "A" attached hereto and incorporated herein by reference, ("Subdivision"), and desires to place restrictions and protective covenants as hereafter described upon the Subdivision and the real property described in Exhibit "A", which Plats and real property described herein are incorporated herein by reference thereto, it being the intent of Developer to encumber said real property described in said plats and in Exhibit "A" with these restrictive covenants; and,

NOW, THEREFORE, Developer declares that each lot in the Subdivision shall be owned, used, transferred, conveyed and occupied, subject to the covenants and restrictions herein set forth ("Protective Covenants") as follows:

1. RESIDENTIAL USE: The lots shall be for residential purposes only, and no trade or business of any kind may be conducted in or from such lots, including business uses ancillary to a primary residential use; provided the owner or occupant residing in the improvement or improvements on such lot may conduct ancillary business activities in said improvement or improvements for so long as (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell, from the exterior of the improvement or improvements; (b) the business activity does not involve persons coming on to the lot or lots who do not reside on the lot or lots or door-to-door solicitation of owners or

This instrument prepared by:
LOONEY & LOONEY, ATTYS.
Crossville, Tennessee 38555

C2:e:Covenant Resources/Declaration of Restrictive Covenants for Hawk's Bluff Phases I, II and III

occupants of the lots; (c) the business activity is not in violation of any applicable zoning requirements for the lot or lots; and (d) the business activity is consistent with the residential character of the lots and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other owners or occupants of the lots. Under no circumstances shall any improvement or improvements on said lot or lots be used as a hotel or motel; provided, however, the owner of any lot or lots may rent or lease his or her residential dwelling on such lot or lots for a period of time consisting of Seventy Two (72) hours or greater. No billboards or advertising signs shall be erected on any lot, except signs as may be reasonably required by Developer for sale of said lot or lots. Nothing in this section shall be construed to prohibit the Developer from conducting business activities in residential areas in furtherance of its sales program.

2. **SIZE OF DWELLING:** No permanent dwelling shall be permitted on any lot, which has less than one thousand two hundred (1,200) square feet of living space exclusive of open porches, garages or carports. Trailers and mobile homes, single or doublewide, are not permitted.

3. **SETBACKS:** All buildings will be set back at least fifty (50) feet from the front lot line; twenty-five (25) feet from the rear line; and twenty-five (25) feet from the interior side lot lines. If a residential building is erected on more than one (1) lot, the setback restrictions referred to herein shall apply only to the extreme side lines of the combined lots.

4. **NUMBER OF DWELLINGS:** No more than one (1) residential dwelling shall be allowed on each lot. Outbuildings or accessory buildings, such as a garage, servants' quarters, guest house, and storage buildings, shall be permitted upon a lot for which a residential dwelling exists or is under construction; provided that said outbuilding and/or outbuildings intended as servants' quarters or guest quarters are occupied either by servants employed on the premises or temporarily by guests, and are not occupied as rental units by non-servant or non-guest occupants. Further, guest quarters, servant quarters and guest apartments are permitted within a residential dwelling or as an attachment thereto, provided said apartment and/or quarters are occupied by servants employed on the premises or temporarily by guests, and are not occupied as rental space by non-servant or non-guest occupants.

5. **TEMPORARY STRUCTURES AND TRAVEL TRAILERS:** No structures of a temporary character or any travel trailer, tent, shack, garage, barn or other outbuilding shall be used on the property at any time as a residence, either temporarily or permanently, except that Developer may give prior written consent to permit a travel trailer or camper to be used as a temporary dwelling during the construction of a permanent

dwelling for a period of one (1) year. So long as the same are not used as a permanent residence, are parked behind the house and are not visible from any road, a tent, camper, travel trailer or motor home may be used as a temporary vacation residence provided that the use does not exceed the weekends (Friday evening through Sunday evening) and holidays, plus 10 week days per calendar month; further, the tent, camper, and motor home shall be removed at the termination of each temporary vacation. In no case, however, shall such temporary vacation use exceed fourteen (14) days per calendar year.

6. **LIVESTOCK:** No lot shall be used for commercial livestock or poultry breeding, boarding, or raising. Dogs, cats, or other household pets are permitted, provided they are on leashes when outside and are not kept, bred, or maintained for commercial breeding purposes and are kept under the control of the occupant at all times. Horses and cattle may occupy any lots in small numbers (maximum rate 1 animal per two (2) pastured acres) for the personal use and enjoyment of the occupant and provided they are not a nuisance to adjoining owners. The quarters and care of all pets must strictly comply with applicable health and sanitation regulations. No swine shall be permitted to occupy any portion of a lot.

7. **NUISANCE:** No lot shall be maintained nor shall any activity be carried on upon any Lot, which is an annoyance. No immoral, improper or unlawful use shall be made of the property, and each owner shall comply with all valid laws, zoning ordinances and regulations of all government agencies having jurisdiction thereof.

8. **PROPERTY MAINTENANCE:** All lots and improvements thereon shall, at all times, be maintained in a clean and neat condition. No lot shall be used for a junk yard, dumping ground, or for the accumulation of garbage or other refuse, foul smelling matter, or other uses which would be detrimental to the comfort, health and safety of the inhabitants of the surrounding area. All vacant lots shall be kept free of any accumulation of trash and other material which would constitute a fire hazard or render the lot unsightly.

9. **SEPTIC AND WATER:** No privy or outside toilet facility shall be constructed or maintained on any lot. Septic tanks, sewage disposal systems and drinking water facilities shall conform to all requirements established by state and local rules and regulations.

10. **SIGNAGE:** For so long as Developer owns one lot in the subdivision, no real property "For Sale" signs are permitted on any lot other than the signs of the Developer.

11. **VEHICLES:** No trashed, junked, or unlicensed automotive vehicles shall be kept on any lots and all inoperative automotive vehicles shall be repaired within thirty (30) days.

12. **TERM:** These covenants are real covenants running with the land and shall be binding and shall inure to the benefit of all purchasers and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, at which time said covenants shall be automatically extended for successive periods of twenty (20) years each unless terminated as provided under Tennessee Law.

13. **VIOLATION:** The violation of these Protective Covenants shall grant Developer or any owner, in addition to all other remedies, the right to bring legal or equitable action to enjoin such violation or compel compliance with the terms hereof. All costs of such litigation, including reasonable attorney's fees to the prevailing party's attorney, shall be paid by the owner found to be in violation.

14. **AMENDMENT, RELEASE AND WAIVER:** This Declaration may be amended at any time to change, alter or rescind any of the Protective Covenants by written amendment executed by the then owners of not less than two-thirds (2/3rds) of the lots; provided, that no amendment shall be effective without Developer's written consent, if Developer is then an owner of a lot. So long as Developer is the owner of any lot, Developer reserves the exclusive right, without the consent of any other owner, to release, in writing, any of the Protective Covenants, to amend the Protective Covenants in whole or in part, or grant a waiver, in writing, of a violation thereof.

15. **RESUBDIVISION:** Resubdivision of lots is prohibited, except by Developer.

16. **INVALIDATION:** Invalidation of any one of the restrictions in this declaration by judgment or court order shall not effect any of the other restrictions, which will remain in full force and effect.

17. **PARKS AND TREES:** For so long as Developer owns one lot in the Subdivision, it shall control all parks, lakes, roads and common areas unless, or until such time as, Developer, of its own sole discretion, decides or determines to convey or transfer part or all of the same. No gasoline engines of any kind or type whatsoever are permitted in the lakes and ponds in the Subdivision. Further, only owners of lots in the Subdivision, and their invitees and guests, are permitted to use the common areas, parks, lakes and facilities located therein, thereon or associated therewith. Absolutely no hunting is permitted on or in the Subdivision; further, discharging of firearms or weapons of any type or kind whatsoever is strictly prohibited. With regard to each lot in the Subdivision, the owner of said lot may remove the standing or growing timber there from but must retain, without cutting or destroying the same, at least 50 percent of

all standing or growing timber upon said lot as the same existed at the time of purchase from Developer. In other words, said owner may remove as much as 50 percent of the standing or growing timber upon his or her lot, but no more.

18. MISCELLANEOUS: No trucks or vehicles weighing in excess of one ton may be parked within the Subdivision, including all of its roads and common property, without the prior written consent of the Developer. The only flags of any kind or type whatsoever permitted to be flown or displayed on or within the Subdivision is the sovereign flag of the United States of America.

IN WITNESS WHEREOF, this instrument has been executed by Developer on the day and year first above written.

**INTERNATIONAL LAND CONSULTANTS,
INC.**

By: 
Rocco Toscano, President

State of Tennessee)
)
County of Van Buren)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Rocco Toscano**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of **International Land Consultants, Inc., a Florida corporation**, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President..

September **WITNESS** my hand and seal of office this 7 day of September, 2005.



NOTARY PUBLIC

My commission expires: 12/05/05

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PORTION OF HUBER TRACT 46-6D

All that tract or parcel of land lying and being in the Fourth Civil District of Van Buren County, Tennessee, and containing 756.70 acres and being known and designated as Tract #1, containing 755.75 acres, and Tract #2, containing 0.95 acre, according to a survey entitled "Jim Tague Survey, Southern Pine Plantations of Florida, Inc. Property" by William R. Vick, Tennessee Registered Land Surveyor No. 1876, dated November 12, 1999, and being more particularly described according to said survey as follows:

Tract #1:

BEGINNING at a point at the point of intersection of the southerly right-of-way of Hillis Cemetery Road and the western right-of-way of Baker Mountain Road and the northeast corner of the property conveyed herein, said point also being located North 15 degrees 40 minutes 11 seconds West 210.64 feet from a concrete monument on the west right-of-way of Baker Mountain Road; from said POINT OF BEGINNING run thence along the western right-of-way of Baker Mountain Road South 15 degrees 40 minutes 11 seconds East 210.64 feet to a concrete monument; thence South 74 degrees 19 minutes 49 seconds West 10.00 feet; thence South 16 degrees 05 minutes 31 seconds East 403.33 feet; thence South 15 degrees 54 minutes 55 seconds East 386.67 feet; thence North 73 degrees 11 minutes 01 second East 10.00 feet; thence South 16 degrees 48 minutes 59 seconds East 287.56 feet; thence South 17 degrees 41 minutes 26 seconds East 720.76 feet; thence South 17 degrees 37 minutes 31 seconds East 300.53 feet to a concrete monument; thence South 70 degrees 32 minutes 08 seconds West 9.68 feet to a concrete monument; thence South 17 degrees 41 minutes 40 seconds East 443.69 feet to a concrete monument; thence South 19 degrees 06 minutes 00 seconds East 59.94 feet to a concrete monument; thence South 21 degrees 00 minutes 37 seconds West 25.26 feet to a concrete monument; thence South 06 degrees 29 minutes 59 seconds East 156.55 feet to a concrete monument; thence South 00 degrees 29 minutes 37 seconds East 85.06 feet to a 1/2-inch pipe set on the west right-of-way of Roberts Road; thence continuing with the western right-of-way of Roberts Road South 04 degrees 51 minutes 00 seconds West 316.56 feet; thence South 06 degrees 29 minutes 28 seconds West 139.98 feet; thence South 12 degrees 51 minutes 08 seconds West 194.02 feet; thence South 05 degrees 36 minutes 19 seconds West 199.04 feet; thence South 00 degrees 05 minutes 31 seconds East 178.40 feet; thence South 02 degrees 54 minutes 25 seconds West 49.69 feet; thence South 08

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degrees 40 minutes 07 seconds West 81.98 feet; thence South 12 degrees 03 minutes 23 seconds West 97.28 feet; thence South 05 degrees 48 minutes 30 seconds West 103.05 feet; thence South 01 degree 29 minutes 26 seconds East 136.89 feet; thence South 02 degrees 30 minutes 44 seconds East 176.59 feet; thence South 09 degrees 49 minutes 39 seconds East 121.07 feet; thence South 03 degrees 35 minutes 52 seconds East 139.65 feet; thence South 03 degrees 40 minutes 30 seconds West 111.93 feet; thence South 10 degrees 12 minutes 39 second West 67.12 feet; thence South 06 degrees 27 minutes 26 seconds East 102.56 feet; thence South 05 degrees 53 minutes 33 seconds East 79.07 feet; thence South 03 degrees 01 minute 33 seconds West 114.77 feet; thence South 05 degrees 58 minutes 02 seconds East 106.98 feet; thence South 09 degrees 15 minutes 34 seconds West 222.01 feet; thence South 17 degrees 37 minutes 08 seconds West 272.47 feet; thence South 14 degrees 44 minutes 51 seconds West 70.75 feet; thence South 00 degrees 55 minutes 06 seconds East 114.58 feet; thence South 04 degrees 50 minutes 29 seconds West 99.73 feet; thence South 09 degrees 37 minutes 25 seconds West 23.49 feet; thence South 14 degrees 10 minutes 41 seconds West 54.44 feet; thence South 22 degrees 37 minutes 20 seconds West 119.26 feet; thence South 09 degrees 52 minutes 24 seconds West 102.14 feet; thence South 03 degrees 30 minutes 00 seconds West 239.66 feet; thence South 05 degrees 21 minutes 30 seconds West 104.87 feet; thence South 23 degrees 41 minutes 37 seconds West 86.29 feet; thence South 24 degrees 15 minutes 48 seconds West 113.86 feet; thence South 10 degrees 34 minutes 31 seconds West 82.27 feet; thence South 08 degrees 32 minutes 28 seconds West 93.32 feet; thence South 01 degree 13 minutes 47 seconds West 104.24 feet; thence South 20 degrees 48 minutes 41 seconds West 83.50 feet; thence South 29 degrees 46 minutes 07 seconds West 83.91 feet; thence South 37 degrees 28 minutes 42 seconds West 153.25 feet; thence South 52 degrees 15 minutes 50 seconds West 123.29 feet; thence South 42 degrees 00 minutes 15 seconds West 47.02 feet; thence South 35 degrees 58 minutes 39 seconds West 70.35 feet; thence South 51 degrees 26 minutes 29 seconds West 73.57 feet; thence South 81 degrees 19 minutes 11 seconds West 69.59 feet; thence South 85 degrees 34 minutes 02 seconds West 65.39 feet; thence South 64 degrees 15 minutes 16 seconds West 69.49 feet; thence South 86 degrees 08 minutes 17 seconds West 60.97 feet; thence North 65 degrees 34 minutes 46 seconds West 56.74 feet; thence North 52 degrees 53 minutes 35 seconds West 121.55 feet; thence North 83 degrees 19 minutes 17 seconds West 114.47 feet; thence South 70 degrees 50 minutes 47 seconds West 98.30 feet; thence South 65 degrees 39 minutes 23 seconds West 88.65 feet; thence South 64 degrees 38 minutes 17 seconds West

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32.78 feet to a 1/2-inch pipe set; thence leaving said road and going with Donald Woodlee North 05 degrees 32 minutes 28 seconds East 881.93 feet to a painted rock; thence North 82 degrees 52 minutes 15 seconds West 1,074.97 feet to a 24-inch maple; thence South 05 degrees 38 minutes 15 seconds West 978.85 feet to a coal car rail; thence North 82 degrees 22 minutes 44 seconds West 786.39 feet to a 6-inch maple; thence leaving Woodlee and going with R. J. Bouldin along a blue painted line North 26 degrees 15 minutes 12 seconds East 78.21 feet to a 16-inch pine; thence North 04 degrees 36 minutes 08 seconds West 96.88 feet to a 16-inch pine; thence North 05 degrees 07 minutes 57 seconds East 122.61 feet to a 12-inch maple; thence North 09 degrees 53 minutes 35 seconds West 97.08 feet to an 8-inch gum; thence North 40 degrees 29 minutes 43 seconds East 293.21 feet to a 2-inch hickory; thence North 34 degrees 41 minutes 19 seconds East 74.74 feet to a 4-inch sourwood; thence North 19 degrees 47 minutes 54 seconds East 74.47 feet to a 3-inch dogwood; thence North 31 degrees 14 minutes 11 seconds East 83.47 feet to a 1-inch dogwood; thence North 13 degrees 59 minutes 39 seconds East 67.13 feet to a 3-inch dogwood; thence North 14 degrees 49 minutes 11 seconds West 62.17 feet to a 2-inch sassafras; thence North 07 degrees 57 minutes 05 seconds East 108.77 feet to a 3-inch oak; thence North 76 degrees 24 minutes 47 seconds East 64.14 feet to a 3-inch chestnut oak; thence South 87 degrees 19 minutes 05 seconds East 96.64 feet to a 3-inch dogwood; thence North 27 degrees 59 minutes 00 seconds West 38.57 feet to a 2-inch gum; thence North 49 degrees 50 minutes 03 seconds West 75.12 feet to a 3-inch dogwood; thence North 37 degrees 27 minutes 37 seconds West 137.31 feet to a 12-inch white oak; thence North 40 degrees 01 minute 40 seconds East 74.25 feet to an 8-inch white oak; thence North 87 degrees 30 minutes 06 seconds West 90.76 feet to a 2-inch oak; thence North 85 degrees 46 minutes 09 seconds West 108.90 feet to a 3-inch oak; thence North 81 degrees 48 minutes 44 seconds West 78.06 feet to a 1-inch sourwood; thence North 86 degrees 55 minutes 14 seconds West 472.54 feet to an 8-inch maple; thence South 17 degrees 06 minutes 39 seconds East 79.85 feet to a 20-inch forked maple; thence South 15 degrees 12 minutes 47 seconds East 64.20 feet to a 20-inch hickory; thence South 02 degrees 18 minutes 07 seconds West 56.09 feet to a 20-inch forked chestnut oak; thence South 20 degrees 25 minutes 41 seconds East 90.32 feet to a 16-inch pine; thence South 00 degrees 15 minutes 04 seconds East 92.72 feet to an 18-inch chestnut oak; thence South 38 degrees 44 minutes 21 seconds West 121.34 feet to an 8-inch maple; thence South 47 degrees 15 minutes 04 seconds West 119.74 feet to a 24-inch chestnut oak; thence South 34 degrees 47 minutes 47 seconds West 35.92 feet to a 12-inch forked chestnut oak; thence South 07 degrees 46 minutes 02 seconds West 106.32 feet to a 24-inch chestnut oak; thence

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South 84 degrees 42 minutes 40 seconds West 123.34 feet to a 5-inch maple; thence South 35 degrees 56 minutes 53 seconds West 125.34 feet to a 18-inch chestnut oak; thence South 26 degrees 18 minutes 02 seconds East 223.56 feet to a 16-inch pine; thence South 60 degrees 18 minutes 24 seconds West 214.28 feet to a 16-inch chestnut oak; thence South 13 degrees 19 minutes 36 seconds East 40.26 feet to an 18-inch forked maple; thence South 25 degrees 03 minutes 00 seconds West 133.10 feet to an 8-inch pine; thence South 42 degrees 06 minutes 01 second West 92.39 feet to a 16-inch pine; thence South 55 degrees 36 minutes 57 seconds West 217.17 feet to a 10-inch pine; thence South 76 degrees 31 minutes 50 seconds West 72.61 feet to an 18-inch pine; thence South 64 degrees 52 minutes 25 seconds West 113.48 feet to an 18-inch pine; thence North 86 degrees 37 minutes 14 seconds West 121.96 feet to a 12-inch chestnut oak; thence South 76 degrees 58 minutes 09 seconds West 73.75 feet to a 14-inch pine; thence North 83 degrees 54 minutes 39 seconds West 78.63 feet to a forked chestnut oak; thence South 73 degrees 13 minutes 29 seconds West 71.43 feet to a 14-inch chestnut oak; thence South 79 degrees 39 minutes 34 seconds West 73.72 feet to a 14-inch pine; thence North 40 degrees 42 minutes 50 seconds West 76.32 feet to a 6-inch maple; thence North 57 degrees 56 minutes 12 seconds West 60.13 feet to a 12-inch chestnut oak; thence South 56 degrees 19 minutes 59 seconds West 146.38 feet to an 8-inch chestnut oak; thence South 54 degrees 47 minutes 52 seconds West 155.07 feet to a 10-inch pine; thence South 78 degrees 09 minutes 30 seconds West 112.16 feet to a 14-inch chestnut oak; thence North 43 degrees 59 minutes 52 seconds West 144.17 feet to an 8-inch pine; thence North 66 degrees 35 minutes 38 seconds West 72.14 feet to a 36-inch white oak; thence North 79 degrees 45 minutes 10 seconds West 50.77 feet to a 10-inch pine; thence North 72 degrees 50 minutes 37 seconds West 61.90 feet to a 10-inch chestnut oak; thence North 58 degrees 46 minutes 54 seconds West 53.89 feet to a 30-inch chestnut oak; thence North 14 degrees 17 minutes 53 seconds West 122.00 feet to an 8-inch chestnut oak; thence North 32 degrees 39 minutes 18 seconds West 118.21 feet to a 14-inch chestnut oak; thence North 04 degrees 00 minutes 46 seconds West 53.90 feet to a 24-inch chestnut oak; thence North 86 degrees 23 minutes 39 seconds West 105.61 feet to a 2-inch maple; thence North 89 degrees 06 minutes 42 seconds West 153.75 feet to a 14-inch pine; thence North 46 degrees 33 minutes 27 seconds West 106.80 feet to a 4-inch pine; thence North 86 degrees 08 minutes 50 seconds West 69.45 feet to an 18-inch chestnut oak; thence South 54 degrees 09 minutes 31 seconds West 51.02 feet to an 8-inch cedar; thence North 78 degrees 01 minute 23 seconds West 134.20 feet to a 5-inch pine; thence North 55 degrees 06 minutes 59 seconds West 117.53 feet to a 5-inch pine; thence South 61 degrees 12 minutes 51

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seconds West 42.50 feet to an 8-inch cedar; thence continuing with said R. J. Bouldin along the said painted line South 88 degrees 57 minutes 12 seconds West 78.20 feet to a 14-inch cedar; thence North 40 degrees 27 minutes 11 seconds West 98.50 feet to a 5-inch hickory; thence South 83 degrees 54 minutes 41 seconds West 64.34 feet to a 5-inch cedar; thence South 64 degrees 22 minutes 43 seconds West 92.54 feet to a 10-inch pine; thence North 28 degrees 50 minutes 06 seconds West 38.55 feet to a 14-inch chestnut oak; thence South 67 degrees 36 minutes 24 seconds West 66.37 feet to an 8-inch cedar; thence North 47 degrees 36 minutes 46 seconds West 103.57 feet to a 6-inch hickory; thence South 57 degrees 41 minutes 29 seconds West 68.82 feet to a 10-inch ash; thence North 77 degrees 15 minutes 31 seconds West 82.58 feet to an 8-inch cedar; thence North 41 degrees 31 minutes 24 seconds West 97.23 feet to a 2-inch maple; thence South 76 degrees 31 minutes 26 seconds West 60.19 feet to a 5-inch pine; thence North 63 degrees 01 minute 48 seconds West 95.71 feet to an 8-inch ash; thence South 65 degrees 45 minutes 13 seconds West 37.40 feet to a 1-inch maple; thence North 89 degrees 54 minutes 02 seconds West 68.02 feet to a 1-inch elm; thence North 75 degrees 35 minutes 23 seconds West 108.97 feet to an 18-inch chestnut oak; thence North 18 degrees 21 minutes 25 seconds West 54.69 feet to a 16-inch elm; thence North 57 degrees 00 minutes 57 seconds West 157.44 feet to a 3-inch pine; thence North 16 degrees 24 minutes 59 seconds West 160.48 feet to a 20-inch chestnut oak; thence North 44 degrees 18 minutes 05 seconds West 79.24 feet to a 20-inch hickory; thence North 46 degrees 57 minutes 38 seconds West 42.06 feet to a 3-inch hickory; thence North 43 degrees 45 minutes 17 seconds East 52.70 feet to a 6-inch hickory; thence North 59 degrees 59 minutes 47 seconds East 149.49 feet to an 8-inch dead cherry; thence North 42 degrees 41 minutes 17 seconds East 85.44 feet to a 1-inch sourwood; thence North 52 degrees 17 minutes 56 seconds West 39.17 feet to a 6-inch dogwood snag; thence South 89 degrees 52 minutes 40 seconds West 65.24 feet to a 10-inch white oak snag; thence South 58 degrees 06 minutes 31 seconds West 76.42 feet to a 12-inch dead maple; thence South 77 degrees 40 minutes 49 seconds West 60.77 feet to a 6-inch white oak; thence North 89 degrees 00 minutes 12 seconds West 79.76 feet to a 12-inch chestnut oak; thence North 55 degrees 04 minutes 21 seconds West 55.04 feet to a 10-inch cherry; thence North 25 degrees 20 minutes 08 seconds West 37.36 feet to an 8-inch chestnut oak; thence South 81 degrees 26 minutes 03 seconds West 36.49 feet to a 3-inch chestnut oak; thence South 19 degrees 10 minutes 14 seconds West 91.94 feet to an 8-inch gum; thence North 72 degrees 58 minutes 39 seconds West 34.98 feet to a 3-inch maple; thence North 36 degrees 37 minutes 31 seconds West 45.84 feet to a 10-inch chestnut oak; thence North 41 degrees 09 minutes 15 seconds West 98.40 feet to a 6-inch gum;

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thence North 06 degrees 20 minutes 37 seconds West 94.45 feet to a 2-inch maple; thence North 31 degrees 36 minutes 08 seconds West 92.50 feet to a 3-inch maple; thence North 36 degrees 38 minutes 15 seconds West 76.28 feet to a 4-inch maple; thence North 25 degrees 17 minutes 03 seconds West 43.62 feet to a 2-inch maple; thence North 34 degrees 30 minutes 29 seconds West 107.07 feet to a 3-inch maple; thence North 16 degrees 46 minutes 36 seconds West 34.63 feet to an 8-inch chestnut oak; thence North 10 degrees 34 minutes 01 second West 97.64 feet to a 5-inch maple; thence North 68 degrees 55 minutes 52 seconds West 26.44 feet to a 6-inch hickory; thence North 33 degrees 14 minutes 59 seconds East 86.46 feet to a 6-inch chestnut oak; thence North 12 degrees 25 minutes 04 seconds West 84.10 feet to a 3-inch elm; thence North 07 degrees 45 minutes 25 seconds West 145.27 feet to a 2-inch maple; thence North 11 degrees 35 minutes 08 seconds West 122.53 feet to an 8-inch maple; thence North 21 degrees 54 minutes 32 seconds East 98.22 feet to a 5-inch chestnut oak; thence North 04 degrees 03 minutes 29 seconds East 86.37 feet to a 6-inch maple; thence North 03 degrees 01 minute 32 seconds East 104.97 feet to a 6-inch maple; thence North 16 degrees 44 minutes 50 seconds West 84.52 feet to an 18-inch hickory; thence North 18 degrees 57 minutes 46 seconds West 125.22 feet to a 16-inch chestnut oak; thence South 75 degrees 09 minutes 43 seconds East 101.38 feet to a 12-inch persimmon; thence South 79 degrees 41 minutes 24 seconds East 89.92 feet to an 8-inch maple; thence North 85 degrees 18 minutes 23 seconds East 69.55 feet to an 8-inch red oak; thence North 64 degrees 35 minutes 32 seconds East 128.81 feet to a maple cluster; thence North 01 degree 28 minutes 27 seconds East 50.01 feet to a 10-inch maple; thence South 86 degrees 27 minutes 36 seconds West 50.64 feet to a 5-inch red bud; thence North 80 degrees 03 minutes 19 seconds West 182.11 feet to a 2-inch chestnut oak; thence North 78 degrees 15 minutes 21 seconds West 120.76 feet to a 20-inch chestnut oak; thence leaving said R. J. Bouldin and going with C. R. Cunningham North 07 degrees 29 minutes 05 seconds East 685.05 feet to a 2-inch pipe found; thence leaving Cunningham and going with J. L. Bouldin South 80 degrees 48 minutes 45 seconds East 1,672.82 feet to a 1/2-inch pipe set; thence leaving Bouldin and going with the southern right-of-way of the Hillis Cemetery Road South 04 degrees 20 minutes 45 seconds East 56.75 feet; thence South 29 degrees 43 minutes 50 seconds East 78.68 feet; thence South 68 degrees 24 minutes 16 seconds East 51.73 feet; thence South 85 degrees 46 minutes 06 seconds East 62.39 feet; thence South 89 degrees 06 minutes 45 seconds East 89.44 feet; thence South 86 degrees 31 minutes 15 seconds East 88.84 feet; thence South 85 degrees 11 minutes 24 seconds East 85.56 feet; thence South 82 degrees 22 minutes 18 seconds East 154.36 feet; thence South 89 degrees 30 minutes 38 seconds East

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70.99 feet; thence North 77 degrees 24 minutes 18 seconds East 45.21 feet; thence leaving said road and going with Anna McElroy South 07 degrees 07 minutes 28 seconds West 309.31 feet to a coal car rail; thence South 82 degrees 03 minutes 42 seconds East 1,821.96 feet to a steel fence post found; thence North 07 degrees 39 minutes 23 seconds East 1,082.24 feet to a 1/2-inch pipe set; thence leaving McElroy and going with the eastern right-of-way of Hillis Cemetery Road North 46 degrees 13 minutes 35 seconds East 49.79 feet; thence North 26 degrees 43 minutes 29 seconds East 153.48 feet; thence North 39 degrees 45 minutes 02 seconds East 56.66 feet; thence North 46 degrees 05 minutes 26 seconds East 74.46 feet; thence North 43 degrees 07 minutes 54 seconds East 188.51 feet; thence North 34 degrees 41 minutes 05 seconds East 93.82 feet; thence North 36 degrees 37 minutes 03 seconds East 65.44 feet; thence North 47 degrees 23 minutes 45 seconds East 93.27 feet; thence North 56 degrees 32 minutes 47 seconds East 118.45 feet; thence North 73 degrees 33 minutes 50 seconds East 148.67 feet; thence North 77 degrees 19 minutes 54 seconds East 139.50 feet; thence North 65 degrees 55 minutes 26 seconds East 80.70 feet; thence North 35 degrees 15 minutes 40 seconds East 132.87 feet; thence North 15 degrees 02 minutes 27 seconds East 135.98 feet; thence North 00 degrees 48 minutes 57 seconds West 96.09 feet; thence North 07 degrees 47 minutes 49 seconds East 110.34 feet; thence North 26 degrees 05 minutes 37 seconds East 103.60 feet; thence North 21 degrees 28 minutes 02 seconds East 79.95 feet; thence North 11 degrees 15 minutes 53 seconds East 73.76 feet; thence North 26 degrees 24 minutes 50 seconds East 69.79 feet; thence North 38 degrees 52 minutes 44 seconds East 62.25 feet; thence North 34 degrees 48 minutes 59 seconds East 41.30 feet; thence North 22 degrees 59 minutes 19 seconds East 112.77 feet; thence North 08 degrees 39 minutes 50 seconds East 184.36 feet; thence North 16 degrees 31 minutes 48 seconds East 74.16 feet; thence North 29 degrees 32 minutes 34 seconds East 125.78 feet; thence North 41 degrees 06 minutes 03 seconds East 61.69 feet; thence North 50 degrees 12 minutes 33 seconds East 66.82 feet; thence North 58 degrees 03 minutes 04 seconds East 71.57 feet; thence North 59 degrees 03 minutes 46 seconds East 249.57 feet; thence North 53 degrees 34 minutes 27 seconds East 91.84 feet; thence North 21 degrees 30 minutes 42 seconds East 111.06 feet; thence North 09 degrees 34 minutes 14 seconds East 102.48 feet; still continuing with said road North 01 degree 25 minutes 00 seconds West 107.85 feet; thence North 12 degrees 39 minutes 56 seconds West 93.89 feet; thence North 16 degrees 26 minutes 13 seconds West 72.15 feet; thence North 21 degrees 04 minutes 24 seconds East 64.17 feet; thence North 29 degrees 44 minutes 51 seconds East 132.57 feet; thence North 23 degrees 31 minutes 07 seconds East 196.13 feet; thence North 28

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degrees 58 minutes 40 seconds East 71.94 feet; thence North 34 degrees 20 minutes 53 seconds East 104.08 feet; thence North 23 degrees 33 minutes 58 seconds East 132.50 feet; thence North 17 degrees 43 minutes 15 seconds East 129.16 feet; thence North 22 degrees 01 minute 01 second East 175.68 feet; thence North 20 degrees 19 minutes 44 seconds East 130.23 feet; thence North 24 degrees 48 minutes 03 seconds East 107.17 feet; thence North 16 degrees 21 minutes 14 seconds East 106.18 feet; thence North 23 degrees 39 minutes 48 seconds East 66.35 feet; thence North 18 degrees 21 minutes 15 seconds East 55.24 feet; thence North 40 degrees 34 minutes 08 seconds East 46.81 feet; thence North 67 degrees 09 minutes 49 seconds East 51.74 feet; thence North 80 degrees 26 minutes 41 seconds East 58.77 feet; thence North 84 degrees 09 minutes 53 seconds East 94.93 feet; thence North 75 degrees 53 minutes 14 seconds East 75.10 feet; thence North 81 degrees 03 minutes 30 seconds East 75.96 feet; thence North 86 degrees 20 minutes 31 seconds East 106.46 feet; thence South 85 degrees 42 minutes 32 seconds East 43.61 feet; thence South 74 degrees 46 minutes 32 seconds East 48.09 feet; thence South 69 degrees 07 minutes 20 seconds East 117.39 feet; thence South 79 degrees 57 minutes 36 seconds East 64.20 feet; thence North 80 degrees 28 minutes 39 seconds East 101.91 feet; thence North 62 degrees 59 minutes 06 seconds East 97.29 feet to a point at the point of intersection of the south right-of-way of Hillis Cemetery Road and the western right-of-way of Baker Mountain Road and POINT OF BEGINNING.

Said tract contains 755.76 acres and is bounded on the East by the right-of-way of Baker Mountain Road and Roberts Road; on the South by the right-of-way of Roberts Road, Donald Woodlee, and R. J. Bouldin; on the West by R. J. Bouldin, C. R. Cunningham, Anna McElroy and right-of-way of Hillis Cemetery Road; and on the North by J. L. Bouldin, Anna McElroy and right-of-way of Hillis Cemetery Road.

Tract #2:

BEGINNING at a painted rock at the northeastern corner of the property described herein and the southeast corner of the J. L. Bouldin property; thence leaving said point of beginning and going with Anna McElroy South 07 degrees 07 minutes 28 seconds West 26.90 feet to a 1/2-inch pipe set; thence leaving McElroy and going with the northern right-of-way of Hillis Cemetery Road South 77 degrees 24 minutes 18 seconds West 54.96 feet; thence North 89 degrees 30 minutes 38 seconds West 63.90 feet; thence North 82 degrees 22 minutes 18 seconds West 152.85 feet;

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thence North 85 degrees 11 minutes 24 seconds West 87.01 feet; thence North 86 degrees 31 minutes 15 seconds West 90.21 feet; thence North 89 degrees 06 minutes 45 seconds West 89.18 feet; thence North 85 degrees 46 minutes 06 seconds West 55.12 feet; thence North 68 degrees 24 minutes 16 seconds West 31.59 feet; thence North 29 degrees 43 minutes 50 seconds West 56.81 feet; thence North 08 degrees 40 minutes 52 seconds West 36.54 feet to a 1/2-inch pipe set; thence leaving said road and going with J. L. Bouldin South 81 degrees 33 minutes 14 seconds East 663.51 feet to a painted rock and POINT OF BEGINNING.

Said tract contains 0.95 acre and is bounded on the North by J. L. Bouldin; on the East by Anna McElroy; on the South and West by the right-of-way of Hillis Cemetery Road.

EXHIBIT "A"

There is **INCLUDED** in the real property described above but specifically **EXCLUDED** from this conveyance, the following sales by James M. Tague:

1. 30.39 acres to John C. Yeakle, Sr., and wife, Sheri D. Yeakle, by virtue of an instrument of record in Book WD15, page 696, Register's Office, Van Buren County, Tennessee;
2. 23.82 acres to Linus Gosse and wife, Sharon Gosse, by virtue of an instrument of record in Book RB4, page 866, Register's Office, Van Buren County, Tennessee;
3. 16.18 acres to Linus Gosse and wife, Sharon Gosse, by virtue of an instrument of record in Book RB6, page 513, Register's Office, Van Buren County, Tennessee;
4. 36.52 acres to Robert L. Knowlton and wife, Joyce K. Knowlton, by virtue of an instrument of record in Book RB9, page 70, Register's Office, Van Buren County, Tennessee;
5. 25.0 acres to International Land Consultants, Inc., by virtue of an instrument of record in Book RB12, page 758, Register's Office, Van Buren County, Tennessee.

BK/PG:RB18/599-613

05001895

15 PGS : AL - DECLARATION OF RESTRICT	
INDEX MATCH - 1697	
09/16/2005 - 10:00 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	75.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	77.00

STATE OF TENNESSEE, VAN BUREN COUNTY

LINDA L. SIMMONS
REGISTER OF DEEDS