



Doc Aug 30 2022

1.24M



## EXHIBIT A

Beginning at an iron pin lying in the westerly margin of River Road located north 01 deg. 32 min. 09 sec. west 498.92 feet from a fence post at the southeasterly corner of the Corley Farm; thence from said point of: beginning south 4 deg. 10' 55" west 251.18 feet to an iron pin; thence south 87 deg. 04' 34" west 866.78 feet to an iron pin lying in a fence line; thence north 0 deg. 39' 50" east 249.74 feet to an iron pin lying in a fence line; thence north 87 deg. 04' 35" east 882.22 feet to said point of beginning. Containing 5.00 acres, more or less, as per survey of S&T Surveying Company, B.C.S., Jr., License Number 317, Post Office Box 262, Manchester, Tennessee 37349.

1. All homes (custom or manufactured) shall be built as single family residences having a minimum 840 square feet of living space. The home shall be located no closer than 150 feet from the westerly margin of River Road which for purposes of these covenants is presumed to have a uniform width of 50 feet.
2. Only one home is to be located per each five acre tract.
3. No junkyards are to be located upon the property;
4. No abandoned vehicles shall be kept on the property;
5. No commercial poultry or hog houses can be maintained on the property;
6. All building shall be well maintained; and,
7. The property is subject to a utility easement for the use and benefit of the Grantors.

Being the same property conveyed to Joel J. Blanton of record in Record book 435, Page 475 ROWC.

Tax Parcel No. 09-78-18.07

