

File
Hardman
This Instrument Prepared By:
K. Brian Hay, Attorney at Law
506 North High Street
P. O. Box 1967
Columbia, TN 38402-1967

COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREEN FREELAND LOFTIN ESTATE SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS that whereas Estate of Green Freeland Loftin is the owner of a certain tract of land known as Green Freeland Loftin Estate Subdivision situated in the Fourth (4th) Civil District of Maury County, Tennessee and as described in deed of record in Book 847 at page 365 and as Tract 1 by plat of record in Plat Book P15 at page 346 and Tract 2, Tract 3 and Tract 4 in Plat Book P15 at page 388, in the Maury County, Tennessee Register of Deeds office, and.

WHEREAS, the owner desires to impose certain restrictions on the said subdivision;

NOW THEREFORE, for good and valuable considerations the undersigned does hereby encumber all lots of Green Freeland Loftin Estate Subdivision with the following restrictive covenants, the said restrictions being as follows:

1. All residences erected upon any individual lot shall have no less than a total of 1600 square feet living area exclusive of garages and porches.
2. No mobile homes or modular homes are permitted.
3. No junk cars are permitted.
4. No goats, swine or poultry are permitted.
5. No commercial use is permitted.
6. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them.
7. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Said restrictions may be enforced by the undersigned or the owner or owners of any property in Green Freeland Loftin Estate Subdivision. It is further provided that the failure to enforce said restrictions as to a violation or violations shall not be deemed as a waiver of such right as to any subsequent violation or violations, the right being a continuing one. In the event of such enforcement action, any owner found to have violated any covenant by a court of competent jurisdiction shall be responsible for all court costs and attorney fees.
8. Invalidation of any one of these covenants by judgment or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

BK/PG:R1858/1151-1152

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2 PGS : AL - RESTRICTIONS	
LENNIS BATCH: 34442	
05/26/2005 - 01:18 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

IN WITNESS WHEREOF, the parties have set forth their hands this 11th day of May, 2005.

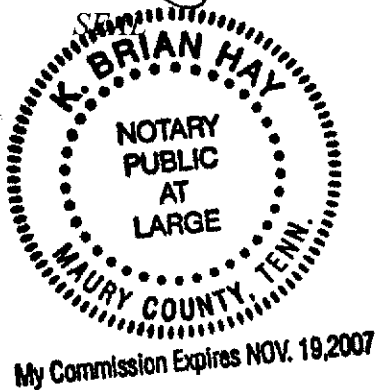
Estate of Green Freeland Loftin

By: Patricia Diane Stone
Patricia Diane Stone, Administratrix
of the Estate of Green Freeland Loftin

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Patricia Diane Stone, as Administratrix of the Estate of Green Freeland Loftin, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed as Administratrix for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 11th day of May, 2005.



[Signature]
NOTARY PUBLIC
COMMISSION EXPIRES: 11/19/07