

Prepared By:
Leslie Clark Ledbetter
Attorney at Law
P. O. Box 2141
Clarkrange, TN 38553

MAP GP CTL/MAP 05 PARCEL 18.00
N/C (PLT) COMB
ROGER COMPTON
ASSESSOR OF PROPERTY
FENTRESS COUNTY
JAMESTOWN, TN 38556

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in good consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations not necessary to be herein mentioned, the receipt all of which is hereby acknowledged, **LESTER CLARK and DARICK TERRY** have bargained and sold and do hereby transfer and convey unto **ROBIN A. CALABRESE**, the following described lots, tracts, or parcels of land, to-wit:

Lying and being in the 1ST Civil District of Fentress County, Tennessee, and located approximately 7.2 miles eastwardly from the Courthouse in Jamestown, Tennessee by way of Tennessee State Highway 52 and Round Mountain Road, continuing to the intersection of Stockton Bluffs Subdivision and being described more particularly as follows:

TRACT #16R:

Beginning on a point in the center of Stockton Bluff Lane the northeast corner of the tract herein described.

Thence with the center of said road, South 19°16'55" West, a distance of 124.14 feet

Thence South 36°22'40" West, a distance of 176.25 feet to a point a common corner of tract #17

Thence with the north line of tract #17, North 75°37'47" West, a distance of 747.97 feet to a 1/2" iron pin and cap set this survey a corner of lot #17 and 17A-R

Thence North 75°37'47" West, a distance of 589.16 feet to a 1/2" iron pin and cap set this survey in Stone Coal Branch

Thence with the branch North 50°35'17" East, a distance of 105.18 feet

Thence North 56°00'17" East, a distance of 156.32 feet

Thence North 32°05'16" East, a distance of 86.36 feet to a 1/2" iron pin and cap set this survey a corner of lot #15

Thence with the south line of lot #15, South 75°46'04" East, a distance of 379.94 feet to a 1/2" iron pin and cap set this survey

Thence South 75°46'52" East, a distance of 841.59 feet to the Point of Beginning Containing 8.38 ACRES, more or less.

As surveyed by Timothy L. Goad R.L.S. #1748 on May 08, 2007. Bearing based on a magnetic north reading taken on the property. This property is subject to any right of ways, easements and/or restrictions that may affect this survey.

Note: property corners at roadway easement are in the center of the easement and marked with a 1/2" iron pin and cap set this survey at 25-feet from the center of the easement.

I do hereby certify that this is a category "II" survey with a ratio of precision of the unadjusted survey of 1: 7,500 or greater. Timothy L. Goad R.L.S. #1748

SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. That the property shall be used solely and only for residential purposes, other than those excepted above. However, this shall not be construed so as to prohibit the owner from renting or leasing the property so long as it is rented or leased for residential purposes. In addition, the property shall not be subdivided into additional lots/tracts.
2. That no outside toilet facilities, privies, junk automobiles or other type of junk shall be maintained on said land.
3. That no temporary building shall be maintained on said land other than for small storage buildings.
4. The entire property shall be restricted to one single family type dwelling for residential purposes containing not less than 1200 square feet heated living space and in addition to

- one other out building for garage and/or storage. Any dwelling house or other building must be constructed at least 125 feet from the right of way/roadway easement.
5. Of any building, other than an outbuilding, constructed within the subdivision, no less than 50% of the exterior of the dwelling shall be brick, stone, board and batting or other similar construction including fine log. No dwelling shall contain exterior finish of concrete blocks, tar paper, rolled type siding or asphalt siding, but may have aluminum or vinyl siding.
 6. No swine, poultry or other livestock shall be kept on maintained within the subdivision with the express exception that horses or cattle may be so maintained.
 7. No noxious or offensive activity or activities which would be an annoyance or nuisance shall be done within the subdivision.
 8. Garbage, waste and other refuse shall be held for collection in containers. No dumping of garbage or junk will be allowed on the premises of any lot.
 9. No mobile homes allowed.
 10. The restrictions enumerated are complete and may not be added to, however, they may be altered or deleted by the developer with the approval of 2/3rds of the property owners within the subdivision.
 11. Parties agree that all state and local building codes must be complied with.
 12. These COVENANTS AND RESTRICTIONS shall only apply to the property herein conveyed and shall not be construed as creating any requirements to restrict any of the remaining property located within the original tract of which this property is a part.

**TAXES HEREIN SHOULD BE MAILED TO GRANTEEES HEREINAFTER AT:
740 S. FEDERAL HWY APT. 405, POMPANO BEACH, FLORIDA 33062**

Previous and last conveyance being the General Warranty Deed to LESTER CLARK AND DARICK TERRY, recorded in Deed Book 84, Pages 157, Register's Office of Fentress County, Tennessee.

Being a portion Tax Map 65 Parcels 18.00 Tax Assessors Office of Fentress County, Tennessee.

This instrument was prepared based on the information that was provided by Lester Clark and Darick Terry. Unless a separate signed document is provided by preparer, no representation is made as to the accuracy to the description or the status of the title of said real property.

TO HAVE AND TO HOLD, the above described real estate unto **ROBIN A. CALABRESE**, his/her/ their heirs and assigns forever, hereby covenanting that LESTER CLARK and DARICK TERRY, are lawfully seized and possessed of the same, that it is unencumbered except as herein stated and the current year taxes, that they have a good right and lawful authority to sell and convey the same, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS our hand this the 15th day of May 2007.

BY [Signature]
LESTER CLARK



B.F. Darick Terry
DARICK TERRY

STATE OF TENNESSEE
COUNTY OF FENTRESS

Before me, a Notary Public, personally appeared LESTER CLARK, and DARICK TERRY, with whom I am personally acquainted, and each who, upon oath acknowledged themselves the within named bargainers, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Clarkrange, Tennessee, this 15th day of May 2007.

Randle A. Ledbetter
NOTARY PUBLIC



My commission expires: 9-22-2010

I or we swear or affirm that the actual consideration for this transfer or value of the property transferred; whichever is greater, is \$ 65,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

R. Martin
Affiant

Subscribed and sworn to before me this 22 day of May 2007



Register Loyce Faye Stephens
Deputy Register Patricia Mann

BK/PG: 121/619-621
07002341

3 PGS : AL - GENERAL WARRANTY	
TRISH BANCHE: 11875	
05/22/2007 - 01:45:28 PM	
VALUE	65000.00
MORTGAGE TAX	0.00
TRANSFER TAX	240.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	258.50
STATE OF TENNESSEE, FENTRESS COUNTY	
FAYE STEPHENS	
REGISTER OF DEEDS	