THIS INSTRUMENT WAS PREPARED
BY: PAUL E. JOHNSON
ROUTE 2
OLD NASHVILLE HIGHWAY
MURFREESBORO, TENNESSEE 37130

411

April 6, 1972

RESTRICTIONS FOR PIONEER ESTATES, SECTION 2,AS OF RECORD IN PLAT BOOK 4, PAGE 30,REGISTER'S OFFICE, RUTHERFORD COUNTY, TENNESSEE.

1. All lots are to be residential. Not more than one dwelling may be erected on any one lot.

2. No building shall be located nearer to the front or to the side street line than the building setback line as shown on the recorded plan. Any measurement to determine compliance will be made to the main walls, of the structure and therefore would not include porches, terraces, etc.

3. Should the topography of the ground be such that it becomes impractical to comply with setback lines as shown on the recorded plan, such restrictions shall not be considered violated unless improvements be set over the setback line by more than ten feet.

4. No offensive trade of any nature may be transacted or take place on any lot.

5. No clothes line, except the one post spindle type, will be permitted in Subdivision. If spindle type is installed, it must be in rear yard of residence.

6. All homes must have brick underpinning from ground to frame and said underpinning will have to meet developers approval after installation, or if otherwise to have written approval by developers, if other underpinning desired.

7. Exteriors of homes is to be kept in good repair and is to be kept clean, with lawns and shrubbery neatly trimmed so as not to distract from beauty of subdivision, or neighbors property, at all times.

8. All dog houses or small buildings of this type will be permitted in rear yard only.

9. No other animals except dogs and cats or house pets will be permitted on any lot in subdivision.

10. No imobile vehicles not in present use, or any automobile without license, is to be stored on any lot in subdivision.

11. No vehicles are to be parked on any lot with the exception of passenger cars, pickup trucks, two or three wheel passenger vehicles or small lawn or garden equipment.

12. No window type airpcondition is permitted installed on front side of home. All window type units are to be properly installed so as not to take away from the attractiveness of the home.

13. Any additions on homes or lots have to be approved by developers, or their assigns, by written consent, for a period of 5 years from date of these restrictions.

14. No unfinished or unpainted additions or storage buildings will be permitted.

15. All lots that are sold without living quarters shall have a planting of shrubbery that is approved by written consent by the developers when living quarters are placed on property.

16. All homes have to be approved in writing by developers or their assigns before they can be set up or built on any lot.

17. These restrictions may be ammended, altered, added to or subtracted from by a 2/3 majority of the existing lot owners.

18. These restrictions are to run with the land until January 1,1987.

If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions set out herein before January 1, 1987, it shall be lawful for any person or persons owning any other lot or lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenants or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

RECORDING FEE 4.00
STATE TAX —
REGISTER'S FEE —
TOTAL PAID 4.00
RECEIPT NO. 28940

Developers F. Compton Wallace 412
F. COMPTON WALLACE

Paul E. Johnson
PAUL E. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me ..... A Notary Public in and for said County and State, the within named Paul E. Johnson and F. Compton Wallace.

Witness my hand and seal at Nashville Tennessee this 6 day of April 1972

My Commission Expires 8-27-74 ..... Notary Public

STATE OF TENNESSEE, RUTHERFORD COUNTY, OFFICE OF REGISTER April 10 19 72
I, Homer Jones, Register, do hereby certify that the foregoing instrument and certificate are Registered in my said office in Book No. 210 Page No. 411 and that they were received April 10 1972 at 8:10 o'clock A. M. and entered in Note Book 19 Page 13
Homer Jones, Register, By Martha E. Wright
Deputy Register

Mail: Paul E. Johnson
Route 2
Old Nashville Hwy.
Murfreesboro

This instrument prepared by Thomas E. Stewart, Attorney, 4705 Gallatin Road, Nashville, Tenn. 37216

412

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| B. R. MINGLE, ET UX | SAME | |
| (NAME) | (NAME) | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

HAYNES BALTIMORE
ASSESSOR OF PROPERTY
RUTHERFORD, COUNTY
FEE 50c TRANSFER DATE 4-10-72

FOSTER B. POPE, et ux, ULDEAN POPE

*have this day bargained and sold, and do hereby transfer and convey unto the said* B. R. MINGLE, ET UX, WILLIE T. MINGLE, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A parcel of real estate situated in the 3rd Civil District of Rutherford County, Tennessee, and being described as follows:

Being a part of the lot known in the plan of the town of LaVergne, Tennessee, as Section II, and bounded as follows: Beginning in the center of the Highway; thence north in center of Street 18 poles; thence southwest 14 poles to center of Highway; thence southeast with Murfreesboro Highway 12 poles to the beginning containing one acre, be the same more or less.

Being the same property conveyed to Foster B. Pope by deed from Sarah Ann Pearcy of record in Deed Book 207, page 251, Register's Office for Rutherford County, Tennessee.

This property was conveyed to Foster B. Pope, unmarried, but he has since married Uldean Pope and she joins in this conveyance hereby conveying all her right, title and interest thereto.