

Disclaimer: The Covenants and Restrictions (C&Rs) provided here are for reference purposes only and may not reflect the most current or accurate information. We strongly recommend contacting your Homeowners Association (HOA) for the latest updates and clarifications. Wright Realty assumes no liability for errors, omissions, or discrepancies in the C&Rs. It is the responsibility of the buyer to verify all details with the HOA.

↓CONTINUE BELOW TO COVENANTS & RESTRICTIONS↓

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00)

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, DAVID M. BLACK and wife, LaVONNE E. BLACK, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto RON E. HARMON, his heirs and assigns, certain real property located, lying and being in the 5th Civil District of Hardin County, Tennessee, and being the same property conveyed to us by Deed of S. Craig Kennedy, Substitute Trustee, dated the 12th day of February, 2004, and recorded in the Register's Office for Hardin County, Tennessee, in Record Book 337, page 448, and said property is more particularly bounded and described according to said Deed as follows:

BEING LOT NO. 6 in Park Place at North Shore, a Plat or Plan of which is of record in the Register's Office for Hardin County, TN in Plat Cabinet 5, Slide 71-A, and reference is heremade to said Plat and to the Cabinet and Slide where recorded for a complete and accurate description of said Lot 6, and the description, location and designation as theregiven and shown is incorporated herein by this reference thereto to the same extent as if copied in full herein.

We do hereby reserve an easement along the southern boundary of said property 10 feet in width, the same to be used for the installation of a tram for access to Pickwick Lake, but there is conveyed herewith with Lot 6 the use of said tram which shall be non-exclusive and may also be used by Lot 5 and which is described as follows:

Beginning at a no. 5 rebar found in the east right-of-way of Antelope Cove at the southwest corner of Lot No. 6 of Park Place at North Shore as the same appears in Plat Cabinet No. 5, Slide No. 71-A in the Register's Office of Hardin County, Tennessee, the same being the northwest corner of Lot No. 5 of the subdivision and the TRUE POINT OF BEGINNING of this 10 foot wide strip lying along the south boundary of Lot No. 6; runs thence with a curve the left with a radius of 320.00 feet, a tangent of 5.776 feet, a chord of 11.551 feet, 11.551 with the arc of the curve marking the east right-of-way of Antelope Cove and the west boundary of this 10 foot wide strip along the south boundary of Lot No. 6 to a no. 5 rebar set at the northwest corner of this 10 foot wide strip; runs thence South 74 degrees 56 minutes 44 seconds East, 145.86 feet to a no. 5 rebar set in the east boundary of Lot No. 6, the same being the northeast corner of this 10 foot wide strip; runs thence South 10 degrees 42 minutes 56 seconds West with the east boundary of Lot No. 6 marking the east boundary of this 10 foot wide strip, 10.03 feet to a no. 5 rebar found at the southeast corner of Lot No. 6, the same being the northeast corner of Lot No. 5 and the southeast corner of this 10 foot wide strip; runs thence North 74 degrees 56 minutes 44 seconds West with the south boundary of Lot No. 6 marking the south boundary of this 10 foot wide strip, 140.84 feet to the point of beginning, containing 0.033 acres, more or less, by survey of Henry E. Williams, P.E., R.L.S., Tennessee Licensed Land Surveyor No. 505 in July of 2005. All bearings contained

HARDIN COUNTY ASSESSOR # 1303
MAP 1378 GP 8 PL 3
COMM RES FARM
SPLIT V/I V BY: SP

Prepared by:

W. LEE LACKEY
Attorney at Law
125 Pickwick Street N.
Savannah, TN 38372

Owner's Address & Person Responsible for Payment of Taxes:

Ron E. Harmon
368 MAIN STREET
SAVANNAH, TN 38322

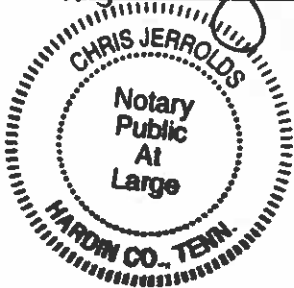
STATE OF TENNESSEE
COUNTY OF HARDIN

I, or We, hereby swear or affirm that the actual consideration of this transfer, or value of the property transferred, whichever is greater, is \$ 98,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ron E. Harmon
Affiant

Sworn to and subscribed before me this 22
day of July, 2005.

Chris Jerrolds



Julie Gail Adkisson, Register
Hardin County Tennessee

Rec #: 47945
Rec'd: 15.00
State: 362.60
Clerk: 1.00
EDP: 2.00
Total: 380.60

Instrument #: 55188
Recorded
7/25/2005 at 9:03 AM
in Record Book
381

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