

FOR AND IN CONSIDERATION OF THE SUM OF ten dollars and other good and valuable  
consideration, receipt of all of which is hereby acknowledged in full by me, I, E. H.  
Boyd, Jr., a single man,

\_\_\_\_\_ have this day bargained and sold, and by these presents do transfer and convey unto  
Hilda X. Singer, her

\_\_\_\_\_ heirs and assigns, a certain tract  
or parcel of land located in Cookeville, the First Civil District of

County, Tennessee, described as follows, to-wit:

Beginning at a point, said point being two hundred and twenty-five (225) feet Eastward, along a line running parallel to my Southern boundary line, from the Eastern line of Maple Street, said Eastern line of Maple Street being three feet Eastward from the center line of existing telephone poles, said point also being two hundred (200) feet northward from my southern boundary line along a line running parallel to said Eastern line of Maple Street and running thence Eastward parallel to my said southern boundary line one hundred and twenty-five (125) feet to a point, said point being the northeastern corner of the lot or parcel of land herein conveyed, and running thence southward parallel to said eastern line of Maple Street two hundred (200) feet to a point in my southern boundary line, and running thence westwardly along my said southern boundary line one hundred and twenty-five (125) feet to a point in said southern boundary line, which point is the southwestern corner of the lot herein conveyed and is two hundred and twenty-five (225) feet from said eastern line of Maple Street along said southern boundary line, and running thence northwardly parallel to said eastern line of Maple Street two hundred (200) feet to the point of beginning. It is expressly made a part of the consideration in this conveyance that the uses of the lot or parcel of land herein described shall be restricted by the following

t of protective covenants: 1. Said lot herein described shall be used for residential use only. No structure shall be erected, placed or permitted to remain on said lot other than one one-family dwelling. 3. Building must be located at least eighty (80) feet from fronting street and at least twenty feet from any lot boundary line. 4. No offensive activities shall be carried on upon said lot. No hogs, cattle, chickens, fox hounds, bird dogs or coon dogs shall be kept upon said lot. 6. No se trailers, detached toilets or similar buildings shall be placed or erected upon said lot. 7. No porary structures or partially completed buildings shall be used as residences. 8. No dwelling shall contain less than two thousand square feet of heated living area, which shall be in addition to all a used for carports, garages and semi-detached storage space and said minimum living area must be on ground floor of said dwelling. 9. All residences constructed or placed on said lot shall have exterior wall surface of brick, stone or equivalent, except that twenty-five per cent of wall surface may be other materials. All residences built or placed on said lot shall cost a minimum of twenty thousand dollars.

The previous and last conveyance being a <sup>S</sup>Deed to E. H. Boyd, Jr. from Eugene F. Jared, Vallie Boyd and Ova Boyd, Margie Boyd Burt Et Al, and from E. H. Boyd, Et Ux

Registered in Register's Office of putnam County, Tennessee, in Vol. 83 Page 139

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, titles, and interest thereto belonging, to the said Hilda X. Singer, her

heirs and assigns, forever. And I do covenant with the said Hilde X. Singer

that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to

warrant and forever defend the title to said land to the said Hilda X. Singer, her heirs and assigns inst the lawful claims of all persons And I do further covenant that the deeds executed by me for lots adjacent to the lot herein conveyed on the east and west and the lot directly across street 11 contain similar restrictive covenants and burdens as herein assigned.

Witness my hand \_\_\_\_\_, this 13th day of October, 1961.

Witness: s/ E. H. Boyd, Jr                      s/ Grover C. Boyd  
s/ Ova Boyd    s/ Rachel Boyd  
s/ Vallie Boyd    s/ Eugene F. Jared

**Acknowledgment Before Notary Public.**

State of Tennessee, County of PUTNAM

Personally appeared before me, J. H. Snodgrass, a Notary Public in and for said County and State aforesaid, the within named E. H. Boyd Jr. Eugene F. Jared Vallie Boyd and the bargainor, with whom I am personally acquainted, and who acknowledged that \_\_\_\_\_ executed Ova Boyd the within instrument for the purposes therein contained.

Witness my hand and official seal, at Cookeville, Tennessee,  
this 13 day of Oct., 1961

My Commission Expires April 17, 1962 s/ J. H. Snodgrass, Notary Public.

**Acknowledgment Before Notary Public.**

State of Tennessee, County of Knox

Personally appeared before me, John F. Moran, a Notary Public in and

for said County and State aforesaid, the within named Grover C. Boyd and Rachel Boyd  
the bargainer<sup>s</sup>, with whom I am personally acquainted, and who acknowledged that they executed  
the within instrument for the purposes therein contained.

Witness my hand and official seal, at Knoxville, Knox Co. Tenn.  
this 12th day of October, 1961  
My Commission Expires January 20, 1965 s/ John F. Moran, Notary Public.

State of Tennessee, Putnam County, Register's Office

I, H. E. NABORS, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. 83, Page 198; that they were received on the 14 day of Oct., 1961, at 12:45 clock, P.M., and entered in Note Book G, Page 109

\_\_\_\_\_ Register

222236

Above restrictions shall constitute covenants running with the land and shall be binding upon Grantees and all persons claiming under them. Eugene F. Jared, Vellie Boyd and Ova Boyd and Grover C. ~~Boyd~~ and Rachel Boyd join in this deed as grantors for the sole purpose of releasing their lien against said lot.

The grantor herein/covenants that the lot herein conveyed shall be bounded on the north by a street running to Maple Street and shall be opened within thirty days after demand by Grantee herein without cost to said Grantee.