

This instrument prepared by Plateau Properties, Inc. P. O. Box 1400,
Crossville, TN 38557

PLATEAU PROPERTIES, INC., TRUSTEE

TO

*Tex Bills
to Owner:*

CLAYTON TURNER AND WIFE, SANDRA TURNER
Rt 1, Box 85D, Grandview, TN 37337

FOR AND IN CONSIDERATION OF One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations not necessary to be mentioned herein, PLATEAU PROPERTIES, INC., TRUSTEE (hereinafter sometimes abbreviated "PPIT"), has bargained and sold and hereby transfers and conveys unto CLAYTON TURNER and wife, SANDRA TURNER, their heirs, assigns and representatives, the following described tract or parcel of land lying in the THIRD CIVIL DISTRICT of CUMBERLAND COUNTY, TENNESSEE to-wit (all recording references being to Register's Office, said County):

Being Lot No. 22 of the Meridian Subdivision Phase I as shown by plat of record in Plat Book 9, Page 295; and containing 5.48 acres, more or less; this conveyance, however, being by the boundary and not by the acre, and being parcel 72.23 Map 140.

Said Subdivision being a part of Item C11 in conveyance to PPIT of record in Deed Book 60, Page 67 et seqq.

This conveyance is made subject to any and all existing easements, lawful rights-of-way, public roads and highways which may pass over, across or through the said land or any part of same. It also is made subject to the following restrictions:

1. No mobile or modular homes shall be placed on any tract.
2. All dwellings must contain at least 1200 square feet of heated area.
3. No commercial activity shall be allowed on premises.
4. No cloven hooved animals (pigs, goats, cows, etc.) shall be allowed.
5. A state approved sewage disposal system must be installed for each dwelling.
6. Pets shall be limited to dogs, cats and horses, but not for commercial purposes.
7. All buildings shall be set back at least 35 feet from the road right-of-way.
8. A 15 foot utility easement is reserved on each side of all road rights-of-way.
9. No trees shall be cut within 25 feet of each side and rear lot line except on the creek and roads.

These restrictions shall be enforceable for a period of twenty years and unless 75% of the land owners in Phase 1 object shall be renewed for an additional 20 years thereafter.

This conveyance is made for the surface, timber and flagstone only, all other minerals having been retained by a previous grantor.

*Mail
Owner*

Grantees assume all taxes prorated from the date of this deed or any other prior agreement and for all subsequent years.

To have and to hold the said land to the said grantees, their heirs, assigns and representatives, forever, with the appurtenances thereto belonging. PPIT hereby covenants that the said land is unencumbered by any act of PPIT that PPIT will warrant and defend the title thereto against the lawful claims of all persons claiming by, or under PPIT, but not otherwise.

Witness the signature of the Corporation at Crossville, Tennessee this 24th day of February, 1992.

PLATEAU PROPERTIES, INC., TRUSTEE

Selmalee Harrison
SELMALEE HARRISON, PRESIDENT

STATE OF TENNESSEE)
CUMBERLAND COUNTY) Before me, a Notary Public, in and for said State and County, personally appeared Selmalee Harrison, with whom I am personally acquainted and who, upon oath, acknowledged herself to be President of Plateau Properties, Inc., the within named bargainer, a Corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by herself as President.

Witness my hand and seal of office at Crossville, Tennessee this 24th day of February, 1992.

Rachel Arnold
Notary Public



My commission expires: January 24, 1993

STATE OF TENNESSEE, CUMBERLAND COUNTY

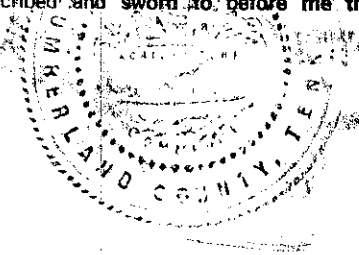
We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 10,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

amt. Tax Paid \$ 37.00

Subscribed and sworn to before me this the 24 day of Feb 19 92

Dandra Turner
Affiant

Judy Graham Swallows, Register



State of Tennessee, County of CUMBERLAND
Received for record the 24 day of
FEBRUARY 1992 at 11:28 AM. (RECH 85719)
Recorded in official records DEED
Book 427 Page 594-595
Notebook 8 Page 17
State Tax \$ 37.00 Clerks Fee \$ 1.00,
Recording \$ 8.00, Total \$ 46.00,
Register of Deeds JUDY GRAHAM SWALLOWS
Deputy Register VELMA DAUGHERTY