

These presents do hereby transfer and convey unto **CECIL L. POTTS**, his heirs and assigns, a certain tract or parcel of land situated in the Fourth Civil District of Sequatchie County, Tennessee, bounded and described as follows, to-wit:

BEING Lot Number Nineteen (19) of Hidden Ridge Subdivision Phase II, as shown by the registered plat of said subdivision recorded in Plat Book B, page 124, Register's Office of Sequatchie County, Tennessee.

SUBJECT to any easements, setback lines, etc., as set out on the recorded plat of Hidden Ridge Subdivision Phase II, Plat Book B, page 124, ROSCT.

THE HEREINABOVE DESCRIBED PROPERTY IS RESTRICTED AND SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. No mobile homes nor unsightly out building shall be placed on the property. All out buildings must be finished to same standards of house with exterior surfaces of siding, brick or stone.
2. Single family dwellings only.
3. No dwelling is to be constructed of less than 1,450 square feet and no more than 2,200 square feet of heated floor space. Multi-story dwellings must have a minimum of 800 square feet on the ground floor.
4. No exposed cement block, all foundations must be brick or stone.
5. All lots will have a 30 foot utility easement across front for water, gas and electricity, and a minimum set back from primary road frontage of 70 feet. Lateral and rear setbacks will be a minimum of 15 feet.
6. No livestock shall be kept on the premises except household pets.

SUBJECT to any and all existing easements.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Being a portion of the property conveyed to the grantors by deed of record in Deed Book 114, page 245, Register's Office, Sequatchie

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