

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

PLATEAU PROPERTIES, INC., TRUSTEE

TO

BILLY DERRICK AND WIFE, RHONDA DERRICK
647 Maple Branch Road, Sparta, TN 38583

FOR AND IN CONSIDERATION OF One Dollar (\$1.00) cash in hand paid, receipt of which is hereby acknowledged, and other 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 BILLY DERRICK and wife, RHONDA DERRICK, their heirs, assigns and representatives, the following described tract of land lying in the EIGHTH CIVIL DISTRICT of CUMBERLAND County, Tennessee, to-wit, (all recording references being to Register's Office, said County):

Being Lot No. 32 of the Maple Branch Subdivision as shown by plat of record in Plat Book 10, Page 5; and containing 1.30 acres, more or less; this conveyance, however, being by the boundary and not by the acre, and being parcel 46.32, map 83.

Said Subdivision being a part of Item C73 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 and lawful rights-of-way, public roads and highways which may pass over, across, or through the said land or any part of same. It is also made subject to the following restrictions:

1. Mobile or Modular Homes are allowed but must contain a minimum of 720 (standard 12 x 60) square feet of living space.
2. No abandoned cars or other offensive materials shall be visible from the road way.
3. No commercial use shall be allowed.
4. Building shall be set back a minimum of 35 feet from the road right-of-way.
5. No pigs, goats, cows or other cloven hoof animals shall be allowed.
6. All homes must have electrical hookups. Septic tanks must be approved by the Health Department.
7. A 15 foot utility easement is reserved on each side lot line and along each road right-of-way.

Progressive

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

Grantees assume taxes on this property pro-rated from the date of this deed (or earlier if so specified in any prior contract) and all taxes of 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 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, through or under PPIT, but not otherwise.

Witness the signature of the Corporation this 9th day of March, 1999, at Crossville, Tennessee.

PLATEAU PROPERTIES, INC., TRUSTEE

Selmalee Harrison
SEMALEE HARRISON, President

STATE OF TENNESSEE

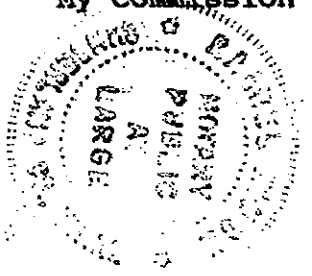
CUMBERLAND COUNTY Before me, a Notary Public, in and for said State and County, personally appeared Selmalee Harrison, with whom I am personally acquainted and who, upon oath, acknowledged herself to be President of Plateau Properties, Inc., the within named bargainor, a Corporation and that she as such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

Witness my hand and seal of office at Crossville, Tennessee this 9th day of March, 1999.

SEAL

Rachel Hines
Notary Public

My commission expires 12-9-2000



State of Tennessee, County of CUMBERLAND
Received for record the 11 day of
MARCH 1999 at 2:06 PM. (REC# 211051)
Recorded in official records GENERAL IN
Book 1031 pages 1979-1980
Notebook 11 Page 296
State Tax \$ 131.35 Clerks Fee \$ 1.00.
Recordings \$ 10.00, Total \$ 142.35.
Register of Deeds JUDY GRAHAM SMALLONS
Deputy Register ADRIA C. GOSS

TENNESSEE, CUMBERLAND COUNTY

... that the actual consideration for this transfer or value of the property transferred, which amount is equal to or greater than the amount which property transferred would...

Voluntary \$ 35,500.00

Tax Paid 131.35

Angela L. Duncan
Affiant