

- and regulations including those of the Sumner County Health Department.
- (3) Easements: Visible and Utility. There is a T.V.A. power transmission easement across a portion of Tract #1 as shown on plat.
 - (4) Husband and wife signing any mortgage agreement satisfactory to purchaser/holder of note and trustee must have trust agreement satisfactory to purchaser/holder of note.
 - (5) Property is selling "AS IS" without any warranties or representations being expressed or implied as to the fitness, use, habitability, merchantability, shape, size, quality, quantity, condition, age, environmental impacts, and/or hazardous and subsurface conditions by the seller nor his agent.
 - (6) Soils testing was performed on all tracts. Buyer acknowledges viewing of the plat for soils area and buyer will be responsible for obtaining his/her own septic permit.
 - (7) There is no tobacco base with property.
 - (8) Right-of-way: There is a 50 ft. right-of-way easement as shown on plat across Tract #2 for the benefit of Tract #3. Tract #3 buyer has the right of ingress and egress with right to install and maintain any necessary public utilities, road way maintenance and construction. This right-of-way is not to be blocked or obstructed and if used for utilities, must be placed back in similar condition as before installation of utilities.
 - (9) Property is restricted as follows:
 - *Any dwelling placed on tract #1 must consist of at least 1,000 sq. ft. of living space and any dwelling placed on tracts 2 and 3 must consist of at least 840 sq. ft. of living space exclusive of all porches and garages.
 - *If a mobile home is placed on property, home must be no older than 5 years old when placed on the property and must be in good condition and be on a solid foundation or underpinned with new material of vinyl, metal or some other similar material. A single-wide mobile home will be permitted on Tracts 2 and 3 only.
 - *Any outbuildings placed on property must be to the rear of the dwelling and be painted and of neat appearance.
 - *All open area that is in grass must be kept mowed and of neat appearance.
 - *No junk, trash or junk cars that do not run on their own power to be kept, stored or housed on property.
 - *No noxious or offensive activity shall be carried on upon property nor shall anything be done thereon which may be is or may become an annoyance of nuisance to the neighborhood. No swine, commercial chickens or exotic animal shall be allowed on property.
 - *These restrictions will run with the chain of title for a period of 25 years and are the responsibility of the owners of said property and the sellers for enforcement.
 - (10) Seller's septic lines encroach on the edge of Tract #1 near the boundary line between Tract #1 and the sellers' property. Sellers reserve the right to keep and maintain said septic lines.
 - (11) Auctioneer reserves the right to settle any disputes or misunderstanding in regard to the bidding.