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AMENDMENT OF RESTRICTIONS

WHEREAS, by instrument registered in Book 1104, page 323, Register's Office, Hamilton County, Tennessee, executed by J. Gilbert Stein and Warren J. Sawyer, dated April 20, 1953, certain restrictions were imposed on Shallowford Hills Subdivision, as shown by plat of record in Plat Book 17, page 58, Register's Office, Hamilton County, Tennessee; and,

WHEREAS, Item Four (4) of said restrictions reads as follows:

- (4) No structure or dwelling shall be construed containing less than 1,600 square feet of floor space, exclusive of porches, breezeways, and garages; and

AS AMENDED by instrument dated March 28, 1959 and recorded in Book 1347, page 311, Register's Office, Hamilton County, Tennessee;

AND,

WHEREAS, the Trustee Owner, THE TITLE GUARANTY AND TRUST COMPANY OF CHATTANOOGA, as Trustee, and the beneficiaries under said Trusteeship, J. GILBERT STEIN and WARREN J. SAWYER, wish to increase the minimum requirements necessary to establish a high-class residential neighborhood,

NOW, THEREFORE, We, THE TITLE GUARANTY AND TRUST COMPANY OF CHATTANOOGA, TRUSTEE, J. GILBERT STEIN and WARREN J. SAWYER, do hereby impose on the unsold lots in said Shallowford Hills Subdivision, the following:

- (3) No building shall be erected, and no excavation, nor any preparation toward construction other than clearing of brush, can begin on said residential building lot until the design, plans, construction and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners of lots in said Subdivision. However, in the event such committee is not in existence or fails to disapprove such design, plans, construction or location within forty-five (45) days, then such approval will not be required, provided the design, plans, construction on the lot conform to and are in harmony with existing structures in the tract. In any case, either with or without approval of the committee, no dwelling may be finished with asbestos siding, stucco, or concrete blocks, and if concrete blocks are used in the footings and foundation, such concrete blocks must not show above the dirt line. If wood shingles are used, they must first be approved by the committee. Each dwelling shall have one or more baths. No dwelling shall have more than two (2) bedrooms to each bath.
- (4) Any one story house constructed on any lot shall contain a minimum of eighteen hundred (1800) square feet of floor area and any one and one-half or two story house constructed on any lot shall contain twenty-two hundred (2200) square feet of floor area, exclusive of porches, breezeways, garages, basements in each case. Each building shall be comparable to other houses in the community from the standpoint of architectural fitness, materials, and workmanship; i. e., they must be the type of homes that will fit into the community and will not depreciate the value of, or detract from, the homes already constructed.

WITNESS the hands of J. GILBERT STEIN and WARREN J. SAWYER; and,

IN WITNESS WHEREOF, THE TITLE GUARANTY AND TRUST COMPANY OF CHATTANOOGA, TRUSTEE, has caused these presents to be executed by its Vice-President, H. W. AKERS, and by its Secretary, WINDELL C. KELLEY, and its Corporate seal hereby affixed on this the 1st day of April, 1964.



J. Gilbert Stein
 J. Gilbert Stein
Warren J. Sawyer
 Warren J. Sawyer

THE TITLE GUARANTY AND TRUST COMPANY OF CHATTANOOGA, TRUSTEE

BY *H. W. Akers*
 H. W. Akers, Vice-President
Wendell C. Kelley
 Wendell C. Kelley, Secretary

STATE OF TENNESSEE
 COUNTY OF HAMILTON
 On this 27 day of July, 1964, before me personally appeared J. GILBERT STEIN and WARREN J. SAWYER, to me known to be two of the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
 WITNESS my hand and Notarial Seal.



My Commission Expires Oct. 6, 1965

John B. White
 Notary Public

RECORD BOOK 1588

RECORD BOOK 1588

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STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, John B. Whitte, a Notary Public, duly appointed, 477
commissioned and qualified in and for the State and County aforesaid, personally appeared H. W. AKERS
and WINDELL C. KELLEY, with whom I am personally acquainted, and who upon oath acknowledged them-
selves to be the Vice-President and Secretary, respectively, of THE TITLE GUARANTY AND TRUST
COMPANY OF CHATTANOOGA, TRUSTEE, one of the within named bargainors, a corporation, and that
they, as such Vice-President and Secretary, being authorized so to do, executed the foregoing instrument
for the purposes therein contained by signing the name of the corporation by themselves as such Vice-
President and Secretary.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal at Office in said County
and State on this the 23 day of July, 1964.

John B. Whitte
Notary Public



STATE OF TENNESSEE, HAMILTON COUNTY:
The above Instrument and Certificate were filed: July 23, 1964 at
10:52 A.M. entered in Note Book No. 57 Page 511 and recorded in
Record Book 1588 Page 476.
WITNESS my hand at office in Chattanooga, Tennessee.

Leslie P. Brimmer Register

I. H. SMITH, Notary Public

IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and 477
other good and valuable considerations, the receipt of which is acknowledged, in-
cluding the assumption by the Grantees and their agreement to pay the principal
balance, with interest accruing thereon, owing on a certain promissory note executed
by us, under date of May 19, 1961, payable to the order of First Federal Savings
and Loan Association of Chattanooga, payment of which is secured by Deed of Trust
to H. R. White, Trustee, appearing of record in Book 1469, page 472, in the Register's
Office of Hamilton County, Tennessee;

We, JOSEPH R. WATSON and Wife, WILLETTA JOHNSON WATSON, do hereby sell,
transfer and convey unto J. A. WATSON and Daughter, MARY MARGARET WATSON, the
following described Real Estate:-

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
The North fifty (50) feet of the South one hundred (100)
feet of Lots Twenty-seven (27) and Twenty-eight (28), Blachleys
Addition to Ridgedale, as shown by plat recorded in Plat Book
1, page 16, of the Register's Office of Hamilton County, Ten-
nessee. According to said plat, said parts of lots form one
tract of ground fronting 50 feet on the East line of East 14th
Street, and extending back Eastwardly, between parallel lines
125 feet.

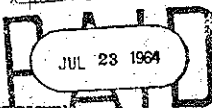
REFERENCE is made for prior title to Book 1195, page 46, of the
Register's Office of Hamilton County, Tennessee.
SUBJECT TO Governmental zoning and subdivision ordinances or
regulations in effect thereon.

Taxes for the Year 1964 are assumed by the Grantees herein, and there is
assigned unto them all funds held in Escrow under the terms of said Deed of Trust
for payment of taxes and insurance premiums.

TO HAVE AND TO HOLD the said described Real Estate unto the said J. A.
Watson and Daughter, Mary Margaret Watson, their heirs and assigns, forever in
fee simple.

We covenant that we are lawfully seized and possessed of said described
Real Estate; have good right and lawful authority to sell and convey the same; that
the title thereto is clear, free and unencumbered, excepting as hereinabove set out;
and we will forever warrant and defend the same against all other lawful claims.

IN WITNESS WHEREOF we have hereunto set our hands, on this the 13th day of
July, 1964.



Joseph R. Watson
Willette Johnson Watson



STATE OF TENNESSEE
COUNTY OF HAMILTON
D. M. RAMSEY
COUNTY CLERK

On this 21 day of July, 1964, before me personally appeared Joseph R.
Watson and Wife, Willette Johnson Watson, to me known to be the persons described
in and who executed the foregoing instrument, and acknowledged that they executed
the same as their free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.



Wendell C. Gray
Notary Public

STATE OF TENNESSEE, HAMILTON COUNTY:
The above Instrument and Certificate were filed July 23, 1964 at
10:59 A.M. entered in Note Book No. 57 Page 511 and recorded in
Record Book 1588 Page 477.