

Instr: 197811280021275
Pages: 1 of 13
Cross Ref: WB 1694/302
Back File Automation

6364

THIS INSTRUMENT WAS PREPARED BY
John A Hogin
NAME ADDRESS
Suite 830
Bank National Bank Tower

INSTRUMENT NO. _____

DECLARATION OF RESERVATIONS AND RESTRICTIVE COVENANTS
CHESTNUT GROVE DEVELOPMENT, UNIT ONE.

F & F Development Corporation, a Tennessee Corporation,
hereinafter referred to as the "Developer."

TO THE PUBLIC:

Declaration of Reservations and Restrictive Covenants
on Chestnut Grove, Unit One, a subdivision in Knox County, Tennessee,
as recorded in Map Book 695, Page 59, in the Register of Deeds
Office for Knox County, Tennessee.

The Restrictions and Covenants hereinafter set out
are to run with the land and shall be binding upon all parties
and all persons owning lots or claiming an interest in said lots
in Chestnut Grove Development, Unit One.

If the owners of such lots or any of them, or their
heirs or assigns, shall violate any of the covenants hereinafter
set out, it shall be lawful for any other person owning real
property situate in such development to prosecute any proceedings
at law or in equity against the person or persons violating any
of such covenants, and either to prevent the person from so doing
or to recover damages for such violation, or both.

Invalidation of any of these covenants by judgment
or court order shall in no way effect any of the other provisions,
which shall remain in full force and effect.

The grantee of any deed conveying any lot or lots,
parcels or tracts shown or said plat or any parts or portions
thereof shall be deemed by the acceptance of such deed to have
agreed to all such reservations and restrictive covenants and to
have covenanted to observe, comply with and be bound by all such
covenants and restrictions as hereinafter set forth: The term
"Developer" as used in this Declaration of Restrictions and Re-
strictive Covenants shall refer to the Developer as defined herein,
his designated agent, assigns or successors in interest.

1. RESIDENCE. The term "lots" as used herein shall
refer to the numbered lots in the numbered blocks as shown on

*See WB 1786 67 Amend.
" N 1783-714 amended.*

*SEE WB 1916 Pg 940 consent of Re sub 17794
SEE WB 1916 Pg 941 AMNDT
SEE WB 1952 Pg 686 ASGMT*

SEE WB 2087 - Pg 696 CONSENT OF RECONVEINION

-INSTRUMENT NO. 20542

This Instrument Prepared By: Margaret G. Klein, Attorney
Hoain, Guyton, London & Montgomery
830 Park National Bank Tower
Knoxville, Tennessee 37902
(615) 637-0203

AMENDMENT TO DECLARATION OF
RESERVATIONS AND RESTRICTIVE COVENANTS
CHESTNUT GROVE DEVELOPMENT, UNIT ONE

SEE WR 2087- PG 696 CONSENT OF RESURDINISIM

F & F Development Corporation, a Tennessee corporation,
hereby amends the Declaration of Reservations and Restrictive
Covenants relating to Chestnut Grove Development, Unit One, a
subdivision in Knox County, Tennessee, as recorded in Map Book
695, Page 59, in the Register of Deeds Office for Knox County,
Tennessee, said Declaration of Reservations and Restrictive
Covenants being signed by the President of F & F Development
Corporation on November 16, 1979, and recorded in Book 1694, Page
314, in the Register of Deeds Office for Knox County, Tennessee.

Covenant No. 25, Homeowners' Association, is hereby deleted,
and the following is hereby substituted therefor:

25. HOMEOWNERS' ASSOCIATION. For the purpose of
general planting within all common community areas and
all common community services of every kind and nature
required or desired within the development for the
general use and benefit of all lot owners, each and
every lot owner, in accepting a deed or contract for
any lot in such premises, agrees to be subject to the
obligations and duly enacted by-laws and rules of
Chestnut Grove Homeowners' Association, a non-profit
association. Each and every lot owner in the develop-
ment shall have the option to become a member of the
aforesaid association.

In all other respects, the Declaration of Reservations and
Restrictive Covenants heretofore described shall remain unchanged
and shall continue to have full force and effect.

IN WITNESS WHEREOF, F & F Development Corporation, a
Tennessee corporation, has caused its name to be signed hereto by
its President and attested by its Secretary by authority of its
Board of Directors, this 9th day of May, 1983.

F & F DEVELOPMENT CORPORATION
BY: W. J. Franklin
PRESIDENT

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MAY 9 2 55 PM '83

BOOK OFF
STEVE WALL

BOOK 1786 PAGE 067

Instr: 198305090013266
Pages: 1 of 2
Cross Ref: NB 1786/67
Back File Automation

Laura M. Kane 2222 Tanya Ewer

AMENDMENT TO DECLARATION OF
RESERVATIONS AND RESTRICTIVE COVENANTS
CHESTNUT GROVE DEVELOPMENT, UNIT ONE

F & F DEVELOPMENT CORPORATION, a Tennessee corporation, hereby amends the Declaration of Reservations and Restrictive Covenants

relating to Chestnut Grove Development, Unit One, a subdivision in

Knox County, Tennessee, as recorded in Map Book 695, Page 59, in

the Register of Deeds Office for Knox County, Tennessee, said Declaration

of Reservations and Restrictive Covenants being signed by the President

of F & F DEVELOPMENT CORPORATION on November 16, 1979, and recorded

in Book 1694, Page 314, in the Register of Deeds Office for Knox

County, Tennessee.

08-03-83

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On May 9th, 1983, these restrictions were amended and this amendment was recorded in Book 1786, Page 067.

Covenant No. 25, Homeowners' Association, is hereby deleted and the following is hereby substituted therefor:

25. HOMEOWNERS' ASSOCIATION. For the purpose of general planting within all common community areas and all common community services of every kind and nature required or desired within the development for the general use and benefit of all lot owners, each and every lot owner, in accepting a deed or contract for any lot in such premises, agrees to and shall be a member of and be subject to the obligations and duly enacted By-Laws and rules of Chestnut Grove Homeowners' Association, a non-profit association.

In all other respects, the Declaration of Reservations and Restrictive Covenants heretofore described shall remain unchanged and shall continue to have full force and effect.

IN WITNESS WHEREOF, F & F DEVELOPMENT CORPORATION, a Tennessee Corporation, has caused its name to be signed hereto by its President and attested by its Secretary by authority of its Board Of Directors, this 3rd day of AUGUST, 1983.

SEE WB 2087-RE-1096 CONSENT OF RESUBDIVISION

F & F DEVELOPMENT CORPORATION

By: *W. J. Stanham*
PRESIDENT

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STEVE HALL

BOOK 1793 PAGE 714



Instr: 198308030016673
Pages: 1 of 2
Cross Ref: WB 1793/714
Back File Automation

This Instrument Prepared By:
James E. Bondurant, Jr.
CROLEY, DAVIDSON & HUIE
2210 Plaza Tower
Knoxville, Tennessee 37929

INSTRUMENT NO. 36633

AMENDMENT OF RESERVATIONS AND RESTRICTIVE COVENANTS
FOR CHESTNUT GROVE DEVELOPMENT, UNIT ONE

WHEREAS, F & F DEVELOPMENT CORPORATION, a Tennessee Corporation, caused to be placed of record in the Knox County Register's Office, in Deed Book 1694, page 302, et. seq., a Declaration of Reservations and Restrictive Covenants for Chestnut Grove Development, Unit One, affecting certain real property more particularly depicted upon map of record in Map Book 69-S, page 59, in the Knox County Register's Office; and

WHEREAS, F & F Development Corporation has amended said restrictions by amendments of record in Warranty Book 1786, page 67, and Warranty Book 1793, page 714, both of record in the Knox County Register's Office; and

WHEREAS, F & F Development Corporation does now desire to delete item No. 28 under the Declaration of Reservations and Restrictive Covenants for Chestnut Grove Development, Unit One, as described in Warranty Book 1694, page 302, as amended in Warranty Book 1786, page 67, and Warranty Book 1793, page 714, all of record in the Knox County Register's Office, it being the intent of the original developer not to retain any right of reversion in said restrictions.

FURTHER, the developer desires to quitclaim any right, title or interest in real property it may have acquired as the result of the violation of any of the restrictions and arising from the reversionary clause described in item No. 28 in said restrictions to the current owners of the property known as Chestnut Grove Development, Unit One, as shown by map of record in Map Book 69-S, page 59, in the Knox County Register's Office.

NOW, THEREFORE, F & F Development Corporation, a Tennessee Corporation, as the developer of Chestnut Grove Development, Unit One, does hereby amend the Declaration of Reservations and Restrictive Covenants of Chestnut Grove Development, Unit One, as described in Warranty Book 1694, page 302, and as amended by instrument of record in Warranty Book 1786, page 67, and Warranty Book 1793, page 714, all of record in the Knox County Register's Office, so as to delete and annul item No. 28 in its entirety, and does further quitclaim all its right, title and interest in any real property which it may have acquired as the result of the violation of any of the restrictions and arising from the reversionary clause described in item No. 28 to the respective current owners of each of the parcels of property.

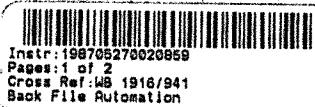
F & F Development Corporation does further state that it has not assigned any rights acquired under item No. 28 to any other party, and it is the appropriate party to delete the reversionary interest clause retained in said restrictions and to further quitclaim any rights it may have acquired to the respective current owners of property burdened by said restrictions.

IN WITNESS WHEREOF, F & F DEVELOPMENT CORPORATION, has caused this instrument to be executed by its duly authorized officer on this 26 day of MAY, 1987.

SEE MR 2087- PG 696 CONSENT OF RESUBDIVISION

F & F DEVELOPMENT CORPORATION

BY: W. J. Bondurant, Jr.
TITLE: Amendment



BOOK 1916 PAGE 0941

RECORDED FOR
INDEXING
MAY 27 1987
COURT CLERK
COURT HOUSE
KNOXVILLE, TENN.

THIS INSTRUMENT PREPARED BY:
NORMAN B. JACKSON, ATTY.
AMERICAN FIDELITY TITLE CO., INC.
248 N. PETERS ROAD, SUITE 4
KNOXVILLE, TENNESSEE 37923

CONSENT OF RESUBDIVISION

WHEREAS, F & F DEVELOPMENT CORPORATION, a Tennessee Corporation, caused to be placed of record in the Knox County Register's Office, in Deed Book 1694, Page 302, et. seq., a Declaration of Reservations and Restrictive Covenants for Chestnut Grove Development, Unit One, affecting certain real property more particularly depicted upon map of record in Map Book 69-S, Page 59 (Plat Cabinet L, Slide 27A) in the Knox County Register's Office; and

WHEREAS, F & F Development Corporation has amended said restrictions by amendment of record in Deed Book 1786, Page 67, and Deed Book 1793, Page 714 and Deed Book 1916, Page 941, all in the Knox County Register's Office; and

WHEREAS, F & F Development Corporation sold a certain parcel of property known as Lot 20-R, a Resubdivision of Lots 20 and 21, Chestnut Grove, Unit One, to Kile E. Watt and wife, Jeanette Shupe Watt, by deed dated February 14, 1990 and recorded in Deed Book 2000, Page 1074, in the Knox County Register's Office; and

WHEREAS, it has been brought to the attention of the developer that Item No. 17 under said restrictions requires the developer to approve all resubdivisions.

NOW THEREFORE, F & F Development Corporation, for valuable consideration in hand paid, does hereby consent to the resubdivision of Lots 20 and 21, Chestnut Grove Subdivision, Unit One, into Lot 20-R, and it does further state that this Consent Agreement, as well as the deed of record in Deed Book 2000, Page 1074, in the Knox County Register's Office, are evidence of the approval given by the developer for a resubdivision of these lots as required under Item No. 17 in the restrictions described above.

IN WITNESS WHEREOF, F & F DEVELOPMENT CORPORATION, has caused this instrument to be executed by its duly authorized officer on this 21st day of September, 1992.

F & F DEVELOPMENT CORPORATION
BY: [Signature]
PRESIDENT

REGISTER OF DEEDS
KNOX COUNTY

INST: 6432 NB: 2087 PG: 696 10/30/1992 08:54:48



Instr: 19921030043285
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