EXHIBIT "A"

MAP 139 PARCEL 008.48

BEING LOT #10 of the SOUTH CHRIS LANE DEVELOPMENT, a plat of which is found of record in Plat Cabinet B, Slide 84B, in the Office of the Register for McNairy County, Tennessee, and reference is here made to said plat of the South Chris Lane Development for the description and references as there given, and said plat is made a part hereof by reference thereto as fully and to the same extent as if copied in full herein.

The real property is conveyed subject to the following restrictive covenants which are to run with the land and shall be binding upon all parties hereinafter:

(1) No noxious or offensive activity shall be carried on upon the lot, nor shall anything be done or placed thereon which may be or may become an annoyance or nuisance to the neighborhood, or which may diminish the value of the neighborhood.

(2) The lot shall be used for residential purposes only. No business shall be operated on the lot or out of a residence on the lot which involves clients, customers, or members of the general public entering or exiting from the property.

(3) No manufactured home, mobile home, trailer, camper, structure of a temporary character, garage, shack, barn or other outbuilding shall be used on the lot at any time as a residence either temporarily or permanently.

(4) No junk cars or other inoperable vehicles shall be allowed on the lot.

(5) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on the lot, except for dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.

(6) Any fence erected on the lot shall be erected in the back yard only and shall not extend forward past the back corners of the house located on the lot. Any fence erected on a vacant lot shall also be limited to the back part of the lot and shall not extend forward toward Erin Lane past one-half the depth of the lot.

(7) Any outbuilding or storage building built or put upon the lot shall be no more than 300 square feet in size and shall be built in similar quality, style, color, etc. as the house located on said lot. Further, any outbuilding or storage building built or put upon the lot shall be built of materials and built in a manner so that it does not diminish the value of the neighborhood.

Being the same property conveyed to Spencer McCaughan, an unmarried man, by Warranty Deed of Frank Galatioto and wife, Jamie L. Clayton , dated December 1st, 2023 of record in Record Book 22, Page 2138 Register's Office of McNairy County, Tennessee.

FOR IDENTIFICATION ONLY:

Spencer McCaughan

Spencer McCaughan