

GREEN GRASS ESTATES

Coffee County, Tennessee

2 to 10 Acre Farms

ONLY \$295 DOWN!

NO CLOSING COSTS

OWNER FINANCING

IMMEDIATE POSSESSION

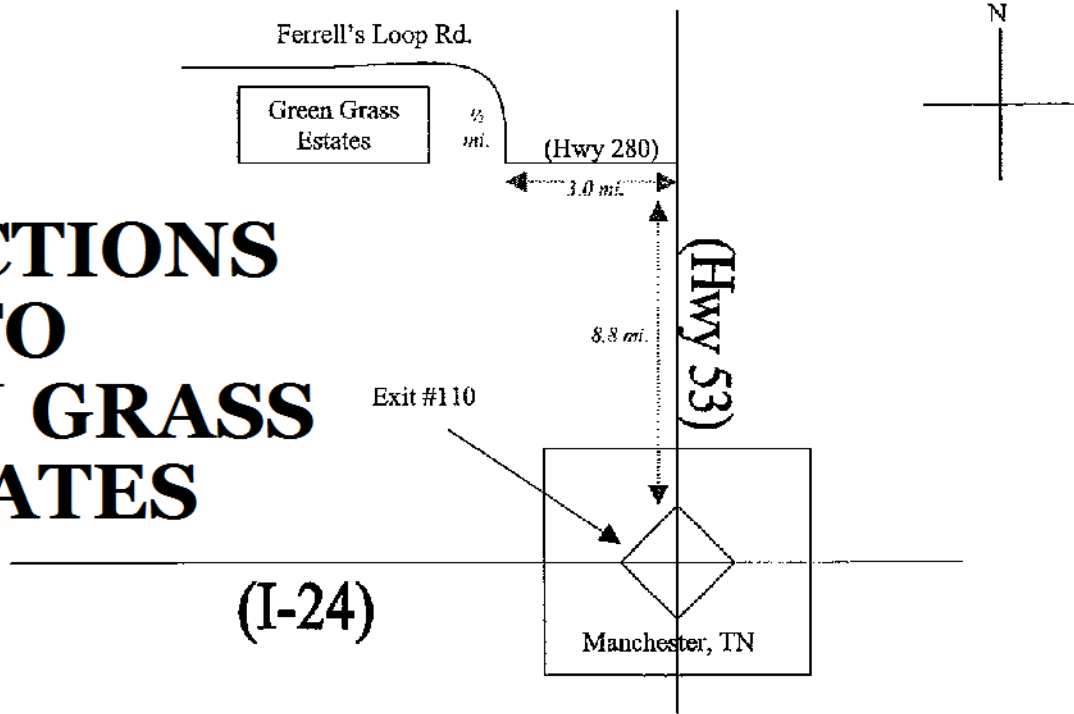
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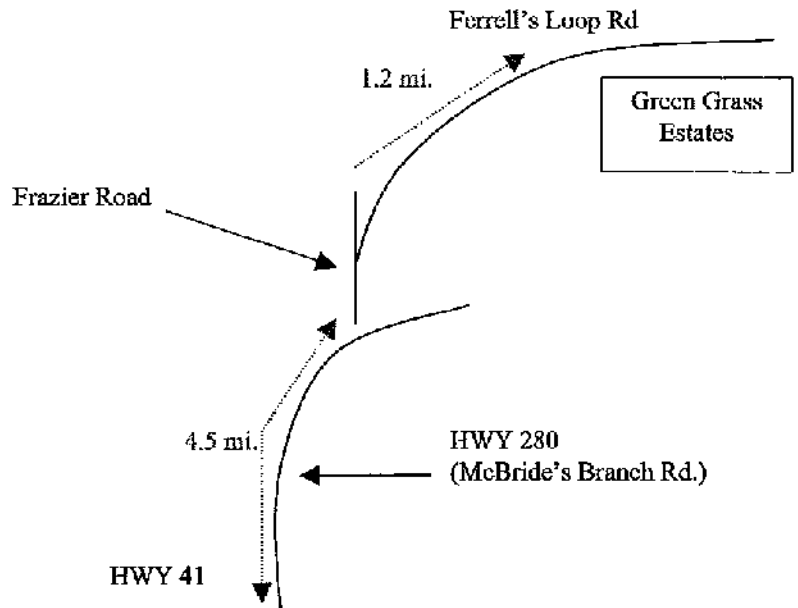
GHM PARTNERSHIP, owners
1/800 762-4851 or (770) 554-5263

DIRECTIONS TO GREEN GRASS ESTATES

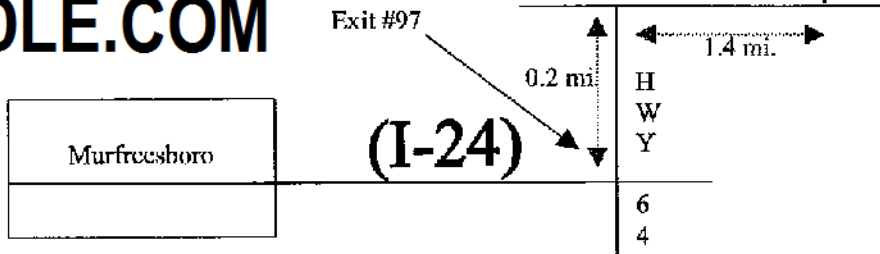


From Manchester: From the intersection of Hwy 53 and I-24 in Manchester (Exit 110 off of I-24), take Hwy 53 North. Go 8.8 Miles and turn left on Hwy 280. Go 3.0 miles and turn right on Ferrell's Loop Road to land tracts on the left

CALL 1-800-762-4851 or 770-554-5263 FOR MORE INFORMATION!

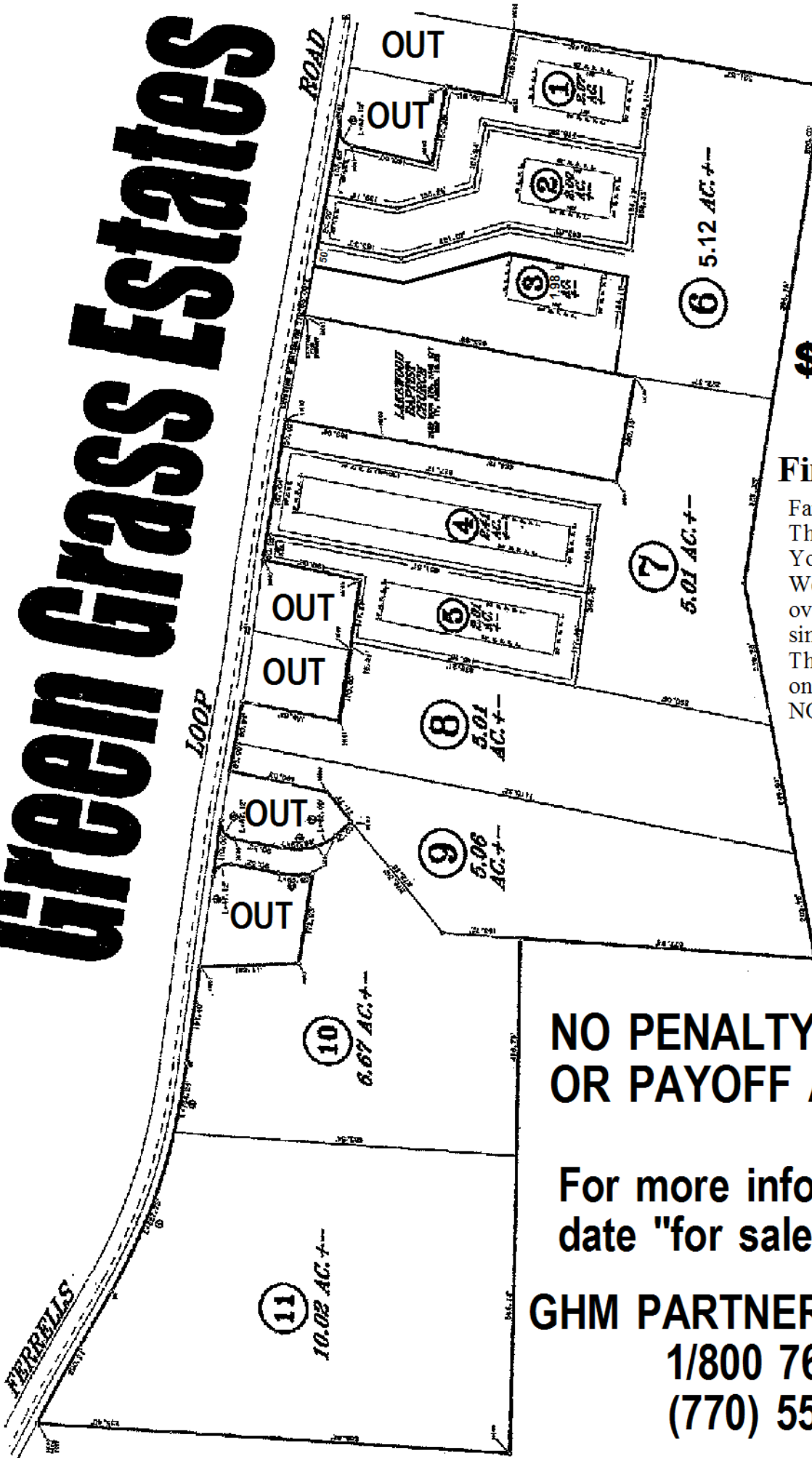


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From Nashville and Murfreesboro: Take I-24 East and go through Murfreesboro. Continue on I-24 East and take exit #97 (Hwy 64/Beechgrove Rd./Shelbyville Exit). Turn left at the end of the exit ramp onto Hwy 64. Go 2/10 of a mile and Hwy 64 dead ends into Hwy 41. Turn right onto Hwy 41. Go 1.4 miles. Turn left onto Hwy 280 (McBride's Branch Rd.). Go 4.5 miles and turn left onto Frazier Rd. and turn immediately to the right on Ferrell's Loop Rd. Go 1.2 miles to land tracts on the right.

Green Grass Estates



**SALES MAP
NOT OFFICIAL
NOT TO SCALE**

\$295 DOWN!

Financing Example:

Farm #1 is 2.07 acres.
The cash price is \$22,995.00
You pay just \$295 DOWN!
We finance the balance
over 360 months at 9.9%
simple interest (A. P. R.)
The monthly payment is
only \$197.53 with absolutely
NO PENALTY TO PREPAY!

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**NO PENALTY TO PREPAY
OR PAYOFF AT ANYTIME!**

For more info and up to
date "for sale" list contact:

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GREEN GRASS ESTATES

PROTECTIVE COVENANTS

Green Grass Estates Subdivision Restrictions As recorded in BK T403 PG 716

The following are common-sense, good-neighbor rules designed to promote peace and to maintain the harmony of the community. This list is composed of those items known to be the most annoying and disruptive to the tranquility so valued by the majority of homeowners.

1. Green Grass Estates is principally intended for permanent, newly constructed conventional homes, either site built or manufactured, which meet the highest standards of engineering and aesthetic quality. The developer retains the sole right to approve or reject any home deemed unsuitable prior to construction or installation, and to inspect the completed construction or installation prior to hook-up of permanent utilities.
2. All residential buildings must have standard, poured footing foundations of concrete, and completely finished to grade with genuine brick or stone. No exposed foundations, wheels, or tongues allowed. All homes must be firmly anchored into the concrete according to specifications provided by the developer.
3. No residence of less than 1248 square feet of actual living area shall occupy any lot. Garages, porches, basements or outbuildings do not contribute toward the minimum allowance.
4. All outbuildings, structures and attachments to the residence must conform to a community norm, and must be approved separately by the developer if not on a pre-approved list provided by your builder/sales person.
5. Green Grass Estates lots are intended for a single family residing in a single, non-commercial dwelling per lot only. Nothing on the lot other than the original dwelling shall be used as a residence, either temporary or permanent (including but not limited to tents, vehicles, barns, trailers, etc.)
6. Residences shall not be used as a location of commercial trade, except a) an "Amway", "Avon" or "Shackles" type, in-home business, or b) in the use of a portion of the home as an extension of the office in a "tele-commuting" situation, or c) in producing small quantities of arts and crafts. The above are allowed only if such activities cause no appreciable increase in odor, noise, foot traffic or vehicles; the only employees are the homeowners of the premises, and no other restriction is violated. Commercial automobile repair is specifically prohibited.
7. No noxious or offensive operation shall be conducted on the premises, and no activity shall take place which constitutes a nuisance or unreasonable annoyance or safety hazard to the neighborhood.

8. All vehicles on the premises must be in operating condition and currently licensed. The number of vehicles maintained on the premises must not exceed the capacity of the driveway, thus causing the parking of vehicles on lawns or roads. Parking of commercial trailers within the subdivision is prohibited. Parking of a single tractor truck or oversize commercial vehicle is allowed only if driveway placement and landscaping essentially obscures the view of same from roadway or adjoining property.

9. All premises must be maintained in a clean and sightly manner. The outdoor storage of refrigerators, appliances, furniture, materials or appearances not originally intended for outdoor use is prohibited. The home must be maintained and kept in good repair. Lawns must be periodically mowed and maintained to neighborhood norms, and landscaping must be maintained at least to the minimum level provided in the original purchase package.
10. Satellite dishes cannot exceed 18 inches in diameter, unless placed in a back yard.
11. All residences must subscribe to and remain current with the local garbage pick-up service. The burning of trash on the premises is prohibited. Garbage and trash containing food items may only be placed for pick-up in approved containers, the first of which will be provided free of charge. This discourages animals from scattering the contents of plastic bags and creating a nuisance.
12. Privacy fences are limited to back yards only, and cannot exceed a height sufficient to block the sun from a neighboring yard.
13. PETS-NO PET MAY LEAVE THE OWNERS PREMISES EXCEPT ON A LEASE ACCOMPANIED BY THE OWNER, OR UNDER THE DIRECT CONTROL AND SUPERVISION OF THE OWNER. NO PET MAY SOIL THE COMMUNITY STREET, OR THE PREMISES OF ANY HOMEOWNER EXCEPT HIS OWN. Outdoor pets must be fenced. Caging or tethering of unattended outdoor pets is prohibited. Barking dogs left unattended will be removed to the county shelter, with retrieval at the owners expense. The keeping of swine or commercial poultry is prohibited. *Your friendly, loving dog is guaranteed to be unwelcome to others and a legal liability to you if he bites, causes a child to fall from a bicycle, causes an accident by someone trying to avoid him, etc. And cats wreak havoc on native songbird population as well as neighborhood flower beds.*
14. These restrictions apply to all the residents of a household and their guests, and are conveyed to and binding upon all successors. The right of enforcement of these restrictions is jointly vested in the owners of lots and the developer or his successor within the bounds of "Green Grass Estates". These restrictions shall be in force until April 25, 2027, and shall automatically be extended every 10 years thereafter unless objected to by 51 % of lot owners, with each lot entitled to one vote.

If any restrictions are declared by law to be invalid, it does not invalidate the remaining restrictions.



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|-------------------|-------------------|-------------------|
| Farm #1 FOR SALE! | Farm #2 FOR SALE! | Farm #6 FOR SALE! |
| 2.07 Acres | 2.00 Acres | 5.01 Acres |
| \$22,995 | \$19,995 | \$19,995 |
| \$295 DOWN! | \$295 DOWN! | \$295 DOWN! |
| \$197.53 mo/pmt | \$171.43 mo/pmt | \$171.43 mo/pmt |

This for sale list was last updated on 7/26/10

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OR PAYOFF AT ANYTIME!

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