



GREEN FIELD FARMS

CONVENIENT TO NASHVILLE

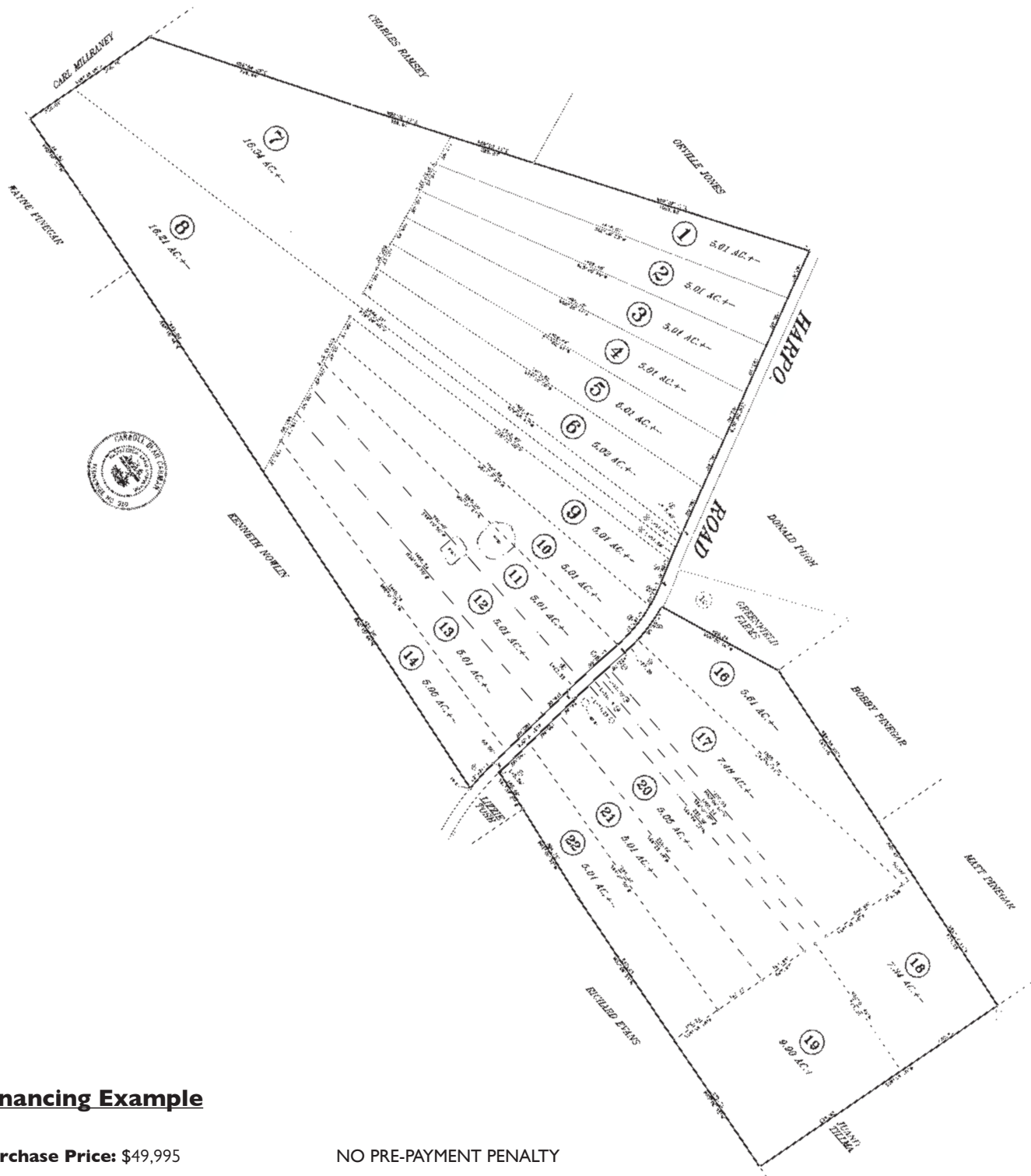
- ***\$1,250 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

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(770) 554-5263 I-800-762-4851

P.O. Box 9 Loganville, GA 30052

GREEN FIELD FARMS, COFFEE COUNTY, TN



Financing Example

Purchase Price: \$49,995

Down Payment: \$1,250

Financed Amount: \$48,745

Interest Rate: 10.9% Fixed simple interest

Term: 360 Months

Monthly Payment: \$460.53

NO PRE-PAYMENT PENALTY

You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.

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PROTECTIVE COVENANTS FOR GREEN FIELD FARMS

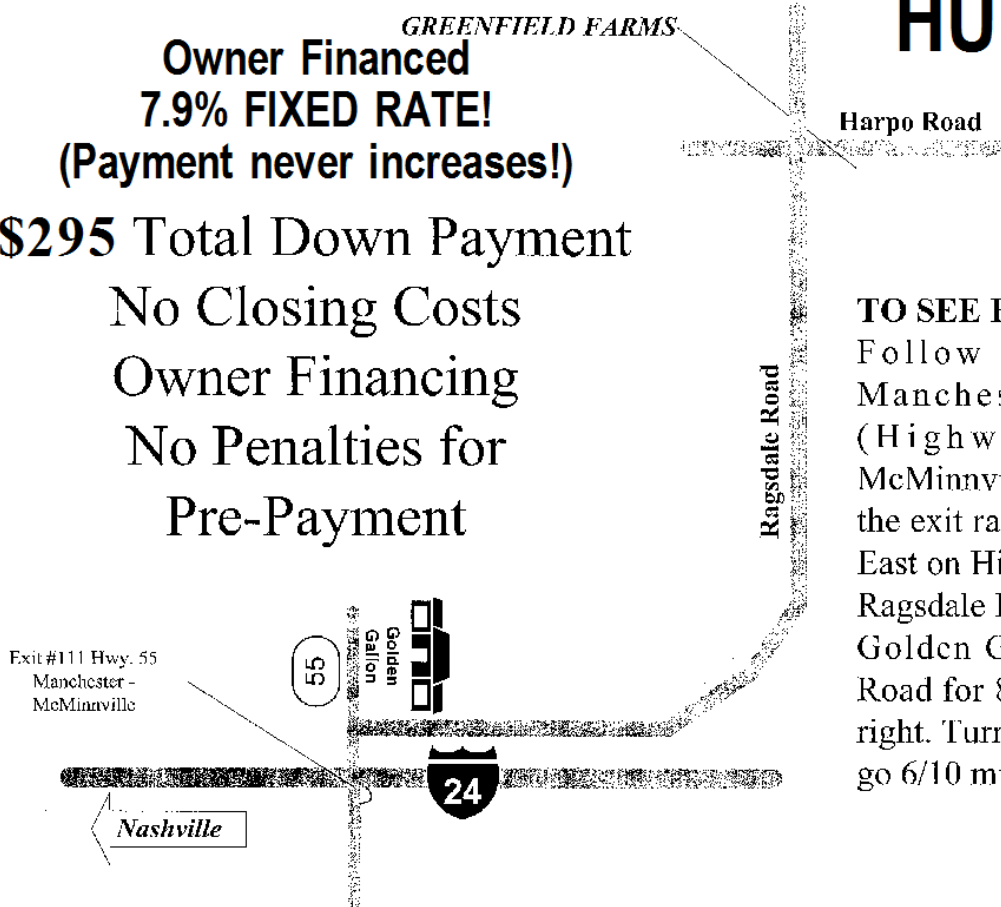
- 1) This lot shall be for one single family private dwelling (except as outlined in the herein stated stipulation number 10 and number 12) with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture.
- 2) All residences erected on the property shall contain a minimum of 980 square feet of indoor heated area. All mobile homes placed on the property must have a minimum width of 14 feet. No mobile homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirement. No other mobile homes are permitted. All mobile homes must be fully under skirted and firmly anchored in an attractive and workmanlike manner. Concrete block houses are prohibited.
- 3) No incomplete or junk type structures shall be permitted on the property, and no camper type trailer, tent or shack may be used either temporarily or permanently as a dwelling.
- 4) No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two large animals (horses and cattle) are permitted per acre. Notwithstanding the above, cattle and horses raised on property may be sold providing that the two animal per acre limit is observed.
- 5) No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
- 6) No private dwelling shall be nearer a frontage road than 40 feet nor nearer than 40 feet from a rear lot line, nor nearer than 15 feet from a side lot line.
- 7) No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- 8) Permit from Coffee County Health Department must be obtained prior to installing a well or a septic tank system.
- 9) All driveways installed to the property from its abutting roadway must use a pipe of sufficient size and length to insure proper drainage, if pipe is needed. There shall not be any driveway pipe installed with a diameter of less than fifteen (15) inches.
- 10) No lot shall be subdivided, except the subdivision into no more than two parcels is permitted when caused by a partial release on any mortgage to Developer with subsequent default and foreclosure, or deed back in lieu of foreclosure, on the remainder. The developer reserves the right to adjust the location of various lot lines if necessary to insure the usability of a lot or group of lots.
- 11) No timber may be cut for sale without permission of the Developer.
- 12) Any lot over 16 acres may be subdivided one time provided proper county approval has been granted.

DIRECTIONAL MAP TO GREENFIELD FARMS

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Owner Financed
7.9% FIXED RATE!
(Payment never increases!)

\$295 Total Down Payment
No Closing Costs
Owner Financing
No Penalties for
Pre-Payment



TO SEE FROM NASHVILLE:

Follow Interstate 24 towards Manchester. Exit at exit #111 (Highway 55 / Manchester-McMinnville) Turn right at the end of the exit ramp (Cross over I-24). Head East on Highway 55. Go 3/10 miles to Ragsdale Road and turn right (Next to Golden Gallon). Follow Ragsdale Road for 8.4 miles to Harpo Road on right. Turn right onto Harpo Road and go 6/10 miles to property on right.

CALL 1/800-762-4851 FOR MORE INFORMATION

TWENTY MINUTES FROM TOWN by: Anonymous

No skyscrapers here to mar the view,
Just growing fields and tall green trees,
Occasionally a plane or two,
No poison billows pollute the breeze.

Just 20 Minutes and 20 miles
Can surely make a difference-
Instead of beer cans in the street,
Wild flowers wave along the fence.

I don't intend to bug the guys
Behind the urban renewal plan,
But 20 minutes and 20 miles
Would make each one feel like
a brand new man.

So if you contemplate a change
A quiet small town is just the place
To help your worries disappear
And put a smile back on your face.



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