

Prepared by HARRY D. SABINE, P.C., Attorney at Law  
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P.O. Box 422, Crossville, Tennessee 38557

**RELEASE AND CANCELLATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS, AND ACCESS EASEMENT**

WHEREAS, JOHN O. SCHOFIELD (Schofield) and wife, ILONKA J. SCHOFIELD, acquired certain property from E. Duane Chester and wife, Thelma Y. Chester, by General Warranty Deed dated January 16, 1980, of record in Deed Book 221, pages 42-49, Register's Office, Cumberland County, Tennessee; and

WHEREAS, said property was originally part of a residential subdivision in Cumberland County, Tennessee, known as Wildwood Subdivision (Wildwood); and

WHEREAS, Wildwood is governed by covenants, conditions and restrictions that set out certain prohibited uses and certain allowed uses. The covenants, conditions and restrictions call for a Property Owners Association that is responsible for, among other things, the enforcement of the covenants, conditions and restrictions; and

WHEREAS, Ilonka J. Harezi (formerly Ilonka J. Schofield) conveyed her interest in the property to John O. Schofield by a Partition Deed dated March 1, 1983, of record in Deed Book 264, pages 876-877, Register's Office, Cumberland County, Tennessee; and,

WHEREAS, said deeds provided that access to the subject property was via Stoneridge Trail and Wildwood Lane, both of which are private roadways in the Wildwood Subdivision; and, CCB

WHEREAS, said deeds provided that the property was subject to certain restrictive covenants as set out in said deeds; and,

WHEREAS, WILDWOOD PROPERTY OWNERS ASSOCIATION, INC. (POA), is a Tennessee nonprofit corporation, formed and created to represent all of the owners of property in the Wildwood Subdivision; and,

WHEREAS, Schofield now desires to sell said property to DONNY BAISLEY and wife, KATHY BAISLEY, and DANNY BAISLEY and wife, EVA BAISLEY, (Baisley); and,

WHEREAS, all parties desire to cancel and ~~extinguish~~ the access easement as provided for in the deed from Chester to KMB

*Handwritten signatures and initials:*  
E. H. ...  
D.D.B.  
KMB  
E.L.B.  
J.P.B.  
R.H.

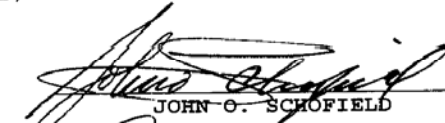
Schofield and to remove the property from the operation of the restrictive covenants of the Wildwood Subdivision as provided in restrictive covenants of the Wildwood Subdivision as provided in said deed; and,


NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained the parties do hereby agree as follows:

1. The POA hereby releases and cancels all restrictions as contained in the aforementioned deed that purport to restrict the Schofield property in any fashion as part of the Wildwood Subdivision.

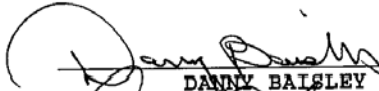
2. Schofield and Baisley hereby agree that the access easement as provided for in said deed across Stoneridge Trail and Wildwood Lane are hereby ~~extinguished~~ <sup>EXPUNGE F.O.B. XMB E.C.B. J.D.B. S.H.</sup> and cancelled as other provisions have been made for access to the property. Schofield and Baisley further agree that the restrictive covenants applicable to said property should be released, extinguished, and cancelled.

IN WITNESS WHEREOF, the parties have signed this agreement this 21<sup>st</sup> day of November, 2001.

  
\_\_\_\_\_  
JOHN C. SCHOFIELD

  
\_\_\_\_\_  
DONNY BAISLEY

  
\_\_\_\_\_  
KATHY BAISLEY

  
\_\_\_\_\_  
DANNY BAISLEY

  
\_\_\_\_\_  
EVA BAISLEY

WILDWOOD PROPERTY OWNERS  
ASSOCIATION, INC.

By   
\_\_\_\_\_  
PHILIP GATTIS, PRESIDENT

STATE OF TENNESSEE

COUNTY OF CUMBERLAND  
COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, **JOHN O. SCHOFIELD**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AT OFFICE this 21<sup>st</sup> day of November, 2001.

My commission expires: 9-29-04

Norma G. Emerson  
NOTARY PUBLIC



STATE OF TENNESSEE

COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, **DONNY BAISLEY and wife, KATHY BAISLEY, and DANNY BAISLEY and wife, EVA BAISLEY**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AT OFFICE this 21<sup>st</sup> day of November, 2001.

My commission expires: 9-29-04

Norma G. Emerson  
NOTARY PUBLIC



BK 1091 PG 2157

STATE OF TENNESSEE  
STATE OF TENNESSEE  
COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, PHILIP GATTIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of WILDWOOD PROPERTY OWNERS ASSOCIATION, INC., a Tennessee nonprofit corporation, the within named bargainer, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President, thereof.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE at Crossville, Tennessee, the 23<sup>rd</sup> day of November, 2001.

My commission expires: 5-27-03



*[Handwritten Signature]*  
Notary Public

State of Tennessee, County of CUMBERLAND  
Received for record the 27 day of  
NOVEMBER 2001 at 3:06 PM. (REC# 263741)  
Recorded in official records GENERAL IN  
Book 1091 pages 2155-2158  
Notebook 13 Page 334  
State Tax \$ .00 Clerks Fee \$ .00,  
Recording \$ 22.00, Total \$ 22.00,  
Register of Deeds JUDY GRAHAM SWALLOWS  
Deputy Register PHYLLIS K. HALE

BK 1091 PG 2158