

Old Republic National Title Insurance Company

Commitment Number: 90423

**SCHEDULE A**

1. Commitment Date: May 19, 2008 at 08:00 AM
2. Policy (or Policies) to be issued: Amount
  - (a) Owner's Policy ( ALTA Own. Policy (06/17/06) )  
Proposed Insured:  
TO BE DETERMINED
  - (b) Loan Policy ( ALTA Loan Policy (06/17/06) )  
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by Robert S. Bowen and wife, Elaine Bowen.
4. The land referred to in the Commitment is described as follows:  
SEE SCHEDULE C ATTACHED HERETO

**Tennessee Valley Title Insurance Co.**

By: Tracey M. Axtell  
Tracey M. Axtell

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**SCHEDULE B - SECTION I  
REQUIREMENTS**

The following requirements must be met:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all premiums and charges for policies, endorsement and services.
3. Furnish a properly executed Owner's Affidavit on attached form.
4. Furnish an accurate, current survey and surveyor's inspection report on attached form.
5. Cancellation and release of record the Deed of Trust from Robert S. Bowen and wife, Elaine Bowen, to PRLAP, Inc., Trustee for Bank of America, in the original amount of \$102,000.00, dated March 13, 2001, and recorded in Trust Book 723, page 390, in the Register's Office for Roane County, Tennessee.
6. Release of record the Assignment of Rents between Robert S. Bowen and wife, Elaine Bowen and Bank of America, dated March 13, 2001, and recorded in Misc. Book 107, page 482, in the Register's Office for Roane County, Tennessee.
7. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
  - a. File of record a properly executed and acknowledged Deed from Robert S. Bowen and wife, Elaine Bowen, vesting fee simple title in purchaser to be determined.

NOTE: 2007 Roane County taxes have been paid as follows:

CLT #047NE-002.

Roane County - Paid in amount of \$1,853.00.

Kingston City - Paid in amount of \$948.00.

CLT #047NE-002.00P-001

Roane County personal property taxes paid in amount of \$8.00.

Kingston City personal property taxes paid in amount of \$4.00.

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**SCHEDULE B - SECTION II  
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-601, et seq., which have not been assessed and are not payable, as of the date of this Policy.

NOTE: Upon receipt of satisfactory Owner's Affidavit as required under Schedule B - Section 1, Items 3 and 6 hereinabove may be amended and/or deleted.

NOTE: Upon receipt of satisfactory survey and surveyor's inspection report as required under Schedule B - Section 1, Items 4 and 5 hereinabove may be amended and/or deleted.

8. Taxes for the year 2008, a lien, but not yet due or payable, and all taxes for subsequent years.

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**SCHEDULE C**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

SITUATED, LYING AND BEING in the Third Civil District of Roane County, Tennessee, within the City of Kingston, and being more particularly described as follows:

BEGINNING at a point on the south side of North Kentucky Street, corner to Larmoyeaux; thence along the south margin of North Kentucky Street, North 78 deg. 54 min. East, 105.92 feet to an iron rebar, corner to Kyker; thence South 34 deg. 21 min. East, 145.11 feet to an iron pin in the north margin of Old Kentucky Street, South 57 deg. 23 min. West, to an iron pin at the corner of Larmoyeaux; thence North 33 deg. 25 min. West, 183.91 feet to the point of BEGINNING, all shown on survey by Charles M. Freeman, TN RLS #1427, dated 5/27/91.

BEING the same property conveyed to Robert S. Bowen and wife, Elaine Bowen, by deed from Frederick D. Harvey and wife, Annabelle S. Harvey, dated March 13, 2001, and recorded in Deed Book X21, page 692, in the Register's Office for Roane County, Tennessee.