

Old Republic National Title Insurance Company

Commitment Number: 95849

SCHEDULE A

1. Commitment Date: April 20, 2010 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 M. P. Walton.
4. The land referred to in the Commitment is described as follows:
SEE EXHIBIT A 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. Payment of 2009 Knox County taxes which are due and delinquent in the amount of \$428.48. (April rate) 2009 Knoxville City taxes were paid in the amount of \$433.58.
CLT No. 109GG-018
6. Order from Knox County Chancery Court approving the sale of the property described in Exhibit A hereof.
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 Jerry Gulley, Guardian ad Litem for M. P. Walton, vesting fee simple title in purchaser to be named.

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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.
8. Taxes for the year 2010, a lien, but not yet due or payable, and all taxes for subsequent years.
9. Matters depicted or disclosed by map of record in Plat Cabinet B, Slide 357D (formerly Map Book 20, page 222) in the Knox County Register's Office.

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EXHIBIT A
PROPERTY DESCRIPTION

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

SITUATED in District No. 9 of Knox County, Tennessee, and within the 26th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 10 in the Resubdivision of Lot 39 of the Henry Davenport Farm, as shown on the map of the same of record in Map Book 20, page 122, in the Knox County Register's Office, and being more fully described as follows:

BEGINNING at a point in the east line of Canary Street at the common corner between Lots 9 and 10; thence with the south line of Lot 9, South 85 deg. 45 min. East, 127 feet to an iron pin at the corner of Lot 15; thence with the line of Lot 15, South 4 deg. 15 min. West, 60 feet to the north line of Goldfinch Avenue; thence with said line, North 85 deg. 45 min. West, 107 feet to the point of turn at the intersection of Goldfinch Avenue and Canary Street; thence along a curve to the right, the radius of which is 20 feet, a northwesterly direction, an arc distance of 31.42 feet to the east line of Canary Street; thence with said east line, North 4 deg. 15 min. East, 40 feet to the place of BEGINNING, according to the survey of Batson and Himes, Engineers, Knoxville, Tennessee, dated September 4, 1957, and revised November 26, 1957.

BEING the same property conveyed to M. P. Walton by Warranty Deed from Esther G. Hope, sole heir at law of Gertrude M. Hope, and devisee under the Will of Lois V. Hope, deceased, dated June 26, 1995, and recorded in Deed Book 2180, page 895, in the Knox County Register's Office.

