

Old Republic National Title Insurance Company

Commitment Number: 95476

**SCHEDULE A**

1. Commitment Date: February 19, 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 (IN AMOUNT 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 Daniel Bruce Crowe.
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. Axell  
Tracey M. Axell

Old Republic National Title Insurance Company

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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. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
  - a. Properly executed and acknowledged Deed from Daniel Bruce Crowe, and wife, if married, vesting fee simple title in purchaser to be determined.

NOTE: 2009 Knox County taxes have been paid in the amount of \$66.00.  
CLT #047EB-022

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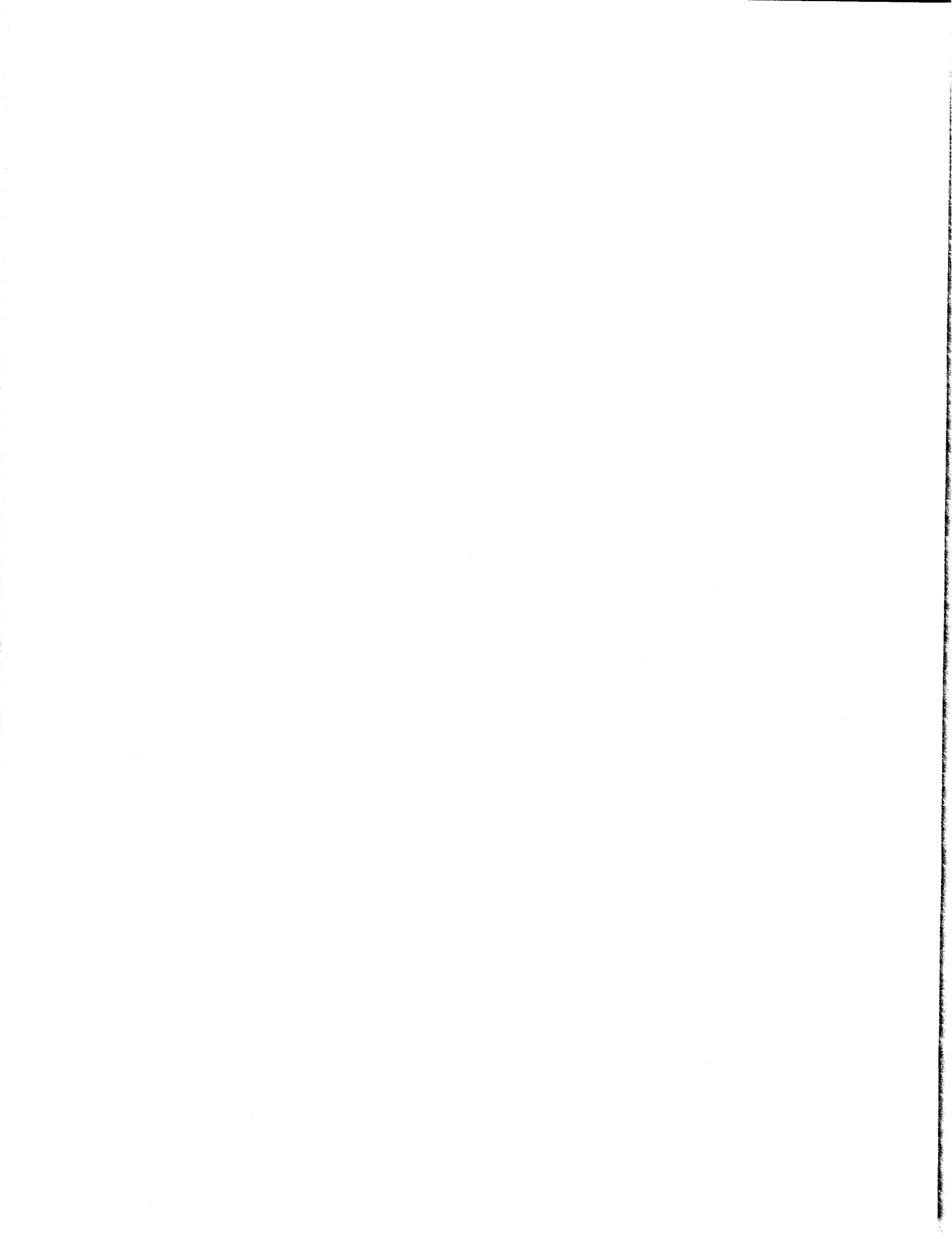
**SCHEDULE B - SECTION II  
EXCEPTIONS**

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. 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.
5. 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 4 hereinabove may be amended and/or deleted.

6. Taxes for the year 2010, and all taxes for subsequent years.
7. Utility easement conveyed to Knoxville Utilities Board dated July 28, 1999, and recorded as Instrument No. 199908230015348, in the Register's Office for Knox County, Tennessee.
8. Matters depicted or disclosed on survey of Bruce McClellan, Tennessee RLS No. 696, of Trotter-McClellan, Inc., dated February 22, 2010, and bearing Drawing No. 10-010.



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**EXHIBIT A**  
**PROPERTY DESCRIPTION**

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

**TRACT ONE:**

SITUATED in the Sixth Civil District of Knox County, Tennessee, and in Beaverdale Addition as shown by map of said Addition, which map is of record in the Register's Office for Knox County, Tennessee, and more fully described as follows:

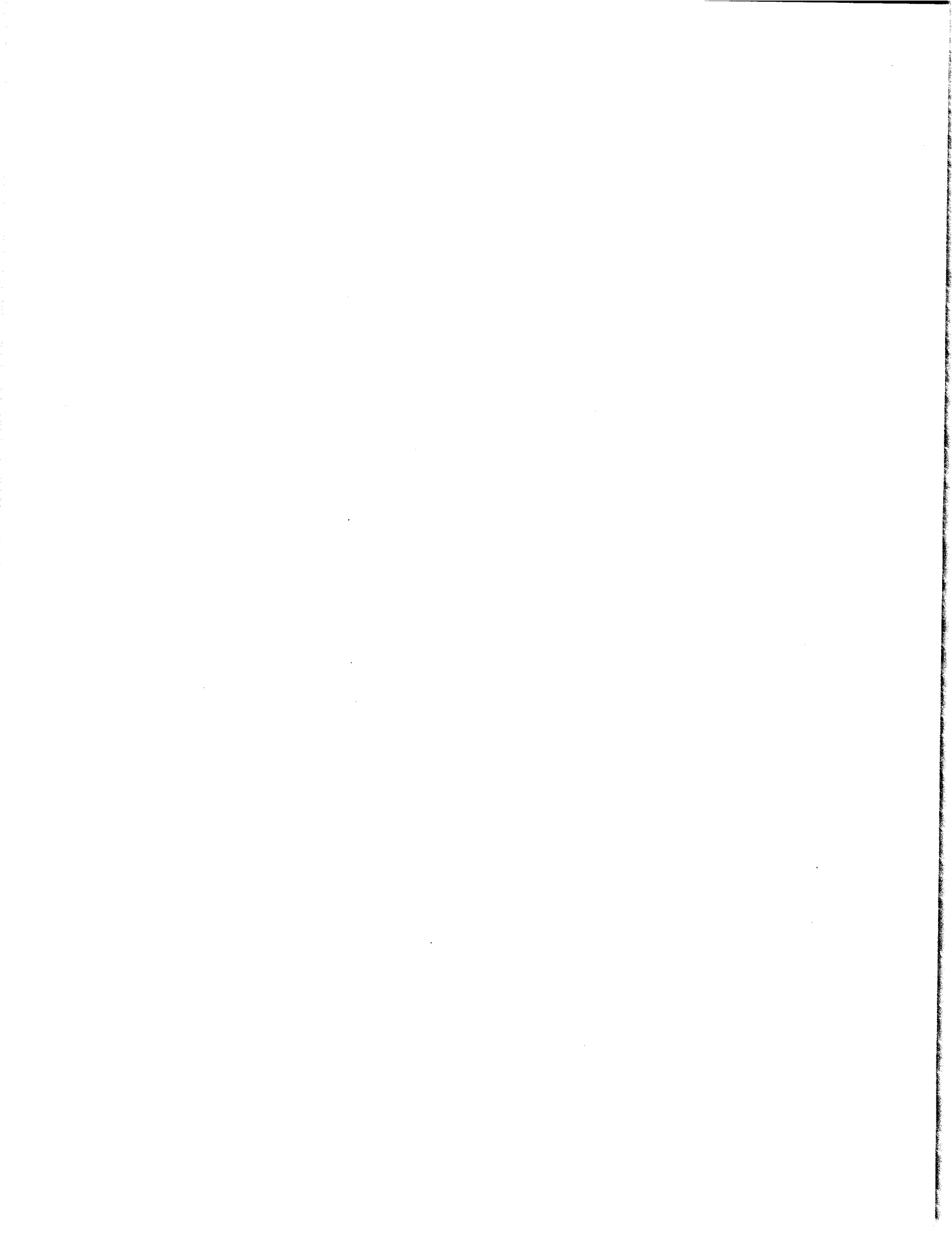
BEGINNING at a set iron pin located at the intersection of the northern right of way of Dry Gap Pike with the eastern right of way of Cunningham Road; thence from said point of beginning, North 04 deg. 39 min. East, 49.15 feet to a set spike, located in the southeastern right of way of Cunningham Road; thence with said right of way, North 49 deg. 09 min. East, 89.59 feet to a set iron pin located in the line of property now or formerly owned by Samantha Allen (Instrument No. 200210220034457); thence with the line of Allen, South 37 deg. 18 min. East, 57.45 feet to an existing iron pipe; thence North 46 deg. 09 min. East, 24.07 feet to an existing iron pipe at twin 24-inch hackberry, located in the line of property now or formerly owned by Samantha Johnson (Deed Book 2207, page 386); thence with the line of Johnson, South 36 deg. 53 min. East, 149.36 feet to a set iron pin located in the line of Forrester Road (not open); thence with the line of Forrester Road, South 56 deg. 36 min. West, 135.69 feet to a set iron pin, located in the northern right of way of Dry Gap Pike; thence with the northern right of way of Dry Gap Pike, North 40 deg. 51 min. West, 99.39 feet to a set iron pin, said iron pin marking the point of BEGINNING; according to the survey of Bruce McClellan, Tennessee RLS No. 696, of Trotter-McClellan, Inc., 3329 W. Gov. John Sevier Hwy., Knoxville, TN 37920, dated February 22, 2010, and bearing Drawing No. 10-010.

**TRACT TWO:**

SITUATED in the Sixth Civil District of Knox County, Tennessee, and in Beaverdale Addition as shown by map of said Addition, which map is of record in the Register's Office for Knox County, Tennessee, and more fully described as follows:

BEGINNING at a set iron pin, said iron pin being the southeastern terminus of Old Cunningham Road; thence from said point of beginning and with the right of way of Old Cunningham Road, North 52 deg. 54 min. East, 62.76 feet to an existing iron pin located in the line of property now or formerly owned by Knox County (Deed Book 2255, page 390); thence with line of property of Knox County, South 37 deg. 18 min. East, 28.17 feet to a set iron pin located in the northern right of way of Cunningham Road; thence with the right of way of Cunningham Road, South 50 deg. 02 min. West, 61.53 feet to an existing iron pin located in the line of property now or formerly owned by Rob Barger and Bill Vaughan (Instrument No. 200204050082547); thence with line of property of Barger and Vaughan, North 39 deg. 41 min. West, 31.28 feet to a set iron pin, said iron pin marking the point of BEGINNING; according to the survey of Bruce McClellan, Tennessee RLS No. 696, of Trotter-McClellan, Inc., 3329 W. Gov. John Sevier Hwy., Knoxville, TN 37920, dated February 22, 2010, and bearing Drawing No. 10-010.

BEING the same property conveyed to Daniel Bruce Crowe by Quit Claim Deed from Gladys M. Crowe, dated June 26, 2008, and recorded as Instrument No. 200806270097488, in the Register's Office for Knox County, Tennessee.



OWNER/RESPONSIBLE TAXPAYER:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
Tennessee Valley Title Insurance Co.  
1500 First Tennessee Plaza  
Knoxville, TN 37929  
(95476/tma)

Tax I.D. No. 047EB-022

WARRANTY DEED

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 2010, between DANIEL BRUCE CROWE, unmarried, of Knox County, Tennessee, First Party, and \_\_\_\_\_, of Knox County, Tennessee, Second Party.

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to me in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows, to-wit:

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BEING the same property conveyed to Daniel Bruce Crowe by Quit Claim Deed from Gladys M. Crowe, dated June 26, 2008, and recorded as Instrument No. 200806270097488, in the Register's Office for Knox County, Tennessee.

See also Corrected Certificate of Acknowledgment, recorded as Instrument No. \_\_\_\_\_, in the Register's Office for Knox County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, \_\_\_\_\_ heirs, successors and assigns forever.

AND said First Party, for himself and his heirs, successors and assigns, does hereby covenant with said Second Party, \_\_\_\_\_ heirs, successors and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2010, which shall be prorated as of the date of closing and which are assumed by Second Party; and

Any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records in the Knox County Register's Office and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described;

and that he will forever warrant and defend the said premises and title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument the day and year first above written.

\_\_\_\_\_  
DANIEL BRUCE CROWE

STATE OF TENNESSEE     )  
  ) SS:  
COUNTY OF KNOX         )

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, DANIEL BRUCE CROWE, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this \_\_\_\_ day of \_\_\_\_\_, 2010.

My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$\_\_\_\_\_.

\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2010.

My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC

