

First American Title Insurance Company

Commitment Number: 07-9673H

SCHEDULE A

1. Commitment Date: October 3, 2007 at 04:00 PM
2. Policy (or Policies) to be issued: Amount
 - (a) Owner's Policy (ALTA Own. Policy 10/17/92)
Proposed Insured:
 - (b) Loan Policy (ALTA Loan Policy 10/17/92)
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by FSG BANK, Successor Trustee of the Charlyne A. Epstein Revocable Living Trust dated February 3, 1998 .
4. The mortgage and assignments, if any, covered by the Commitment are described as follows:
5. The land referred to in the Commitment is described as follows:

LOCATED IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

BEGINNING at a point in the Northern line of Montview Drive, as now widened, at the Southeastern corner of Tract 2, as described in Deed from R. L. Dryer and wife, to Joseph L. Kuka, Sr., and wife, dated September 19, 1967, said point being located 163.56 feet Southeastwardly along said line of Montview Drive from its point of intersection with the Southern line of Gillespie Road; thence along the Southern line of Tract 2, as described in said Deed, North 64 degrees 47 minutes East 47 feet; thence North 41 degrees 17 minutes West 23 feet to the Southeastern or extreme Eastern corner of Lot No. 2, of the subdivision of the Brantley 10 acres tract in Conway Field, as shown by plat of record in Plat Book 4, Page 1, in the Register's Office of Hamilton County, Tennessee; thence along the Southern lines of Lots Nos. Three (3), Four (4), and Five (5), of said subdivision, North 64 degrees East 117.66 feet to the Northwestern corner of the property conveyed to W. T. Grant by Deed recorded in Book 386, Page 683, in said Register's Office; thence along the Northern line of said tract, South 68 degrees 40 minutes East 186 feet to the Northeastern corner thereof, in the Western line of an alley; thence along the Western line of said alley, South 21 degrees 15 minutes West 134 feet to the Northern line of Montview Drive; thence along the Northern line of Montview Drive, North 68 degrees West 278.1 feet to the point of beginning.

For prior title and last instrument of record affecting the above described property, see deed recorded on January 23, 2004, in Book 7001, Page 496, in said Register's Office.

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
 - a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
 - b. Pay us the premiums, fees and charges for the policy.
 - c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
 - d. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- e. Affidavit must be executed by the grantors herein that there are no unpaid bills or claims for labor or services performed or materials furnished on the herein described property.
- f. Privacy Policy must be executed by the parties herein on the herein described property.
- g. This Company reserves the right to modify these requirements as it may deem necessary.
- h. Execution and recordation without intervening rights of a Warranty Deed from FSG BANK, Successor Trustee of the Charlyne A. Epstein Revocable Living Trust dated February 3, 1998 to _____ conveying the property under Schedule "A" herein.
- i. PROPERTY TAXES for Tennessee, are a lien, DUE AND PAYABLE, as of October 1st of each calendar year.
- j. TAXES for Hamilton County and City of Chattanooga for the year 2007 are a lien, NOW DUE AND PAYABLE. Tax Map Parcel # 157A-E-020, assessed in the amount of \$6,100.00. Amount Due: County \$192.00; Bill #18659; City \$134.32; Bill # 18754; Stormwater \$7.33; Bill # 18754.

Old Republic National Title Insurance Company

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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.

- a. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
- b. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
- c. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- d. Any lien or right to lien for services, labor or material imposed by law and not shown by the public record.
- e. All assessments and taxes due in 2007 and thereafter.
- f. The acreage stated in the legal description of the land is for description purposes only. The quantity of the land is not insured.
- g. Policy when issued will insure that said restrictions have not been violated to date so as to affect the validity or priority of the Deed of Trust/Security Deed to be shown on Schedule "A" thereof, that said restrictions do not contain a forfeiture or reversionary clause, and that a future violation thereof will not cause a forfeiture or reversion of title.
- h. Any Governmental zoning and subdivision ordinances and regulations in effect thereon.