

First American Title Insurance Company

Commitment Number: 92712 /AB

SCHEDULE A

1. Commitment Date: April 3, 2009 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 AN 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
Craig Myers d/b/a Craig Myers Construction.
4. The land referred to in the Commitment is described as follows:
SEE EXHIBIT A ATTACHED HERETO

Tennessee Valley Title Insurance Co.

By: 
Gordon L. Ownby, Jr.

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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. Release of record Notice of Lien filed against Craig Myers Construction in favor of Sheffield Community Owners Association, Inc., filed February 24, 2009, as Instrument No. 200902240052559, in the Knox County Register's Office; or, alternatively, upon proper foreclosure of the Deed of Trust as required below, this item will be extinguished.
6. Release of record Notice of Lien filed against Craig Myers Construction in favor of Sheffield Community Owners Association, Inc., filed February 24, 2009, as Instrument No. 200902240052560, in the Knox County Register's Office; or, alternatively, upon proper foreclosure of the Deed of Trust as required below, this item will be extinguished.
7. Payment of taxes as follows: CLT #152NA-022: 2008 County taxes are due and delinquent in the amount of \$3,331.02 (April rate).
8. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
 - a. Proper foreclosure of the Tennessee Deed of Trust from Craig Myers d/b/a Craig Myers Construction to J. Michael Winchester, Trustee for First Tennessee Bank National Association, in the original amount of \$740,000.00, dated April 24, 2007, and recorded as Instrument No. 200705010089152, in the Knox County Register's Office.

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

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.

8. Taxes for the year 2009, which are a lien, but not yet due or payable, and all taxes for subsequent years.
9. Covenants and restrictions filed of record as Instrument No. 200702080064316, in the office of the Knox County Register of Deeds, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
10. Matters depicted or disclosed by map recorded as Instrument No. 200702080064228, 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. 6 of Knox County, Tennessee, and within the corporate limits of the Town of Farragut, Tennessee, and being known and designated as all of Lots 95 and 96 of Sheffield, Unit 1, as shown on the plat recorded as Instrument No. 200702080064228, in the Knox County Register's Office, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed to Craig Myers d/b/a Craig Myers Construction by Warranty Deed from Sheffield Properties, a Tennessee general partnership, dated April 24, 2007, and recorded as Instrument No. 200705010089151, in the Knox County Register's Office.