

Old Republic National Title Insurance Company

Commitment Number: 92997

**SCHEDULE A**

1. Commitment Date: May 8, 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 Jeremiah D. Barnett, a 99% undivided interest, and Equity Trust Company, Custodian, FBO Jeremiah D. Barnett IRA, a 1% undivided interest.
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. Cancellation and release of record the Real Estate Deed of Trust from Jeremiah D. Barnett and Equity Trust Company Custodian f/b/o Jeremiah D. Barnett IRA, to Billy M. Rice, Trustee for Citizens First Bank, in the original amount of \$219,500.00, dated September 21, 2006, and recorded in Trust Book 228, page 657; as modified by Modification Agreement dated February 27, 2008, and recorded in Misc. Book 164, page 563, both in the Scott County Register's Office.
6. 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 Jeremiah D. Barnett and Equity Trust Company, Custodian FBO Jeremiah D. Barnett IRA, vesting fee simple title in purchaser to be determined.

NOTE: We must be furnished certified copy of corporate resolutions of Equity Trust Company authorizing the sale and execution and delivery of this deed, and a current certificate of good standing from the Secretary of State of its incorporation.

NOTE: 2008 Scott County taxes in the amount of \$1,023.68 have been paid. CLT #069-076.01.

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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 2009, a lien, but not yet due or payable, and all taxes for subsequent years.
9. Restrictions, with a reverter clause, contained in Warranty Deed filed of record in Deed Book 77, page 407, in the office of the Scott 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 of record in Plat Cabinet A, Slide 10, in the office of the Scott County Register of Deeds.
11. Terms and provisions of Oil and Gas Lease between Sam C. Galloway and wife, June Galloway, (Lessor) and Gilbert S. Blankenship (Lessee), dated December 11, 1972, and recorded in Misc. Book 37, page 25, in the Scott County Register's Office.
12. Reservation of an easement for existing utility lines and septic tank drain lines, on, across and under the conveyed lands, as reserved in Deed Book 257 page 353, in the Scott County Register's Office.
13. NOTE: This policy does not insure the exact square footage and/or acreage set out in the description in Schedule A hereof.

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

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

SITUATED in the Third Civil District of Scott County, Tennessee, being Lot No. Seventeen (17) in the Oak Hills Community Subdivision, a plat of said subdivision being recorded in Plat Cabinet A, Slide 10, in the Register's Office for Scott County, Tennessee, and identified on the records of the Scott County Tax Assessor as Map 69, Parcel 76.01, and more fully described by metes and bounds as follows:

COMMENCING at the iron pin set in the east R/W of old U.S. Highway 27, being approximately 1,000 feet (+ -) north of the intersection of old U.S. Hwy. 27, with the new or present U.S. Hwy. 27, said pin witness by a water meter at South 63 deg. 54 min. 00 sec. East, a distance of 5.34 feet, also witness a power pole at South 88 deg. 46 min. 57 sec. East, a distance of 18.35 feet; thence leaving said R/W and with the south R/W of Hill Drive (30 foot R/W) North 80 deg. 34 min. 15.4 sec. East, a distance of 320.82 feet to an iron pin recovered in said R/W at a driveway to a mobile home, said pin being the northwest corner of Charles F. May et ux (206/500) and witness by a power pole at North 46 deg. 27 min. 55 sec. East, a distance of 48.86 feet; thence leaving said R/W and with the west line of May, South 27 deg. 40 min. 55 sec. East, a distance of 242.23 feet to a metal fence post in an old fence line, a common corner of May and Keeton and in the line of Mattie Walker; witness by a wood fence post corner to Walker at North 81 deg. 00 min. 00 sec. East, a distance of 281.72 feet; thence leaving May and with the line of Walker and said fence line, South 81 deg. 00 min. 00 sec. West, a distance of 369.16 feet to an iron pin set in the east R/W of old U.S. Hwy. 27, witness a power pole at North 71 deg. 51 min. 27 sec. West, a distance of 5.36 feet; thence leaving Walker and with said R/W North 13 deg. 11 min. 35.0 sec. West, a distance of 74.42 feet to an iron pin set; thence North 16 deg. 36 min. 49 sec. West, a distance of 86.87 feet to an iron pin set; thence North 19 deg. 25 min. 47 sec. West, a distance of 67.85 feet to the point of BEGINNING, containing 1.81 acres, more or less. Surveyed on January 13, 2003 by Jerry W. Crutchfield (TRLS No. 1612).

ALSO RESERVED is an easement for existing utility lines and septic tank drain lines on, across and under the conveyed lands, appurtenant to the parcel excluded.

BEING part of that property conveyed to Jeremiah D. Barnett, a 99% undivided interest, and Equity Trust Company custodian, FBO Jeremiah D. Barnett IRA, a 1% undivided interest, by Warranty Deed from Clarissa A. Asp, dated September 21, 2006, and recorded in Deed Book 257, page 353, in the Register's Office for Scott County, Tennessee.