

APPRAISAL OF REAL PROPERTY

LOCATED AT:

910 S. 2nd Street
Lot 15 , Block No. 10, Home Real Estate and Improvement Co.
Elizabethton, TN 37643

FOR:

GreenBank
100 N Main St.

AS OF:

January 6, 2009

BY:

N Beth Ledbetter
N BETH LEDBETTER & ASSOC.
P O Box 294
Fall Branch, TN 37656
423.348.1417
nbethled@yahoo.com

SUMMARY OF SALIENT FEATURES

| | | |
|-----------------------------|-------------------------|--|
| SUBJECT INFORMATION | Subject Address | 910 S. 2nd Street |
| | Legal Description | Lot 15 , Block No. 10, Home Real EState and Improvement Company's Addition No. 2 |
| | City | Elizabethton |
| | County | Carter |
| | State | TN |
| | Zip Code | 37643 |
| | Census Tract | 703 |
| | Map Reference | 41K M 16.00 |
| SALES PRICE | Sale Price | \$ N/A |
| | Date of Sale | N/A |
| CLIENT | Borrower | David Lee Weeks |
| | Lender/Client | GreenBank |
| DESCRIPTION OF IMPROVEMENTS | Size (Square Feet) | 1,044 |
| | Price per Square Foot | \$ |
| | Location | Urban/E'ton |
| | Age | 50 |
| | Condition | Fair to Average |
| | Total Rooms | 8 |
| | Bedrooms | 3 |
| Baths | 2 | |
| APPRAISER | Appraiser | N Beth Ledbetter |
| | Date of Appraised Value | January 6, 2009 |
| VALUE | Opinion of Value | \$ 80,000 |

Uniform Residential Appraisal Report

D. Weeks
File # GreenBank

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

| | | | | | | | |
|--|--|------------------------|------------------------------|--------------|-----------------------------------|------------------------------------|-------|
| Property Address | 910 S. 2nd Street | City | Elizabethton | State | TN | Zip Code | 37643 |
| Borrower | David Lee Weeks | Owner of Public Record | David Lee Weeks | County | Carter | | |
| Legal Description | Lot 15, Block No. 10, Home Real Estate and Improvement Company's Addition No. 2 | | | | | | |
| Assessor's Parcel # | | Tax Year | Current | R.E. Taxes | \$ 688.00 | | |
| Neighborhood Name | | Map Reference | 41K M 16.00 | Census Tract | 703 | | |
| Occupant | <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant | Special Assessments \$ | <input type="checkbox"/> PUD | HOA \$ | <input type="checkbox"/> per year | <input type="checkbox"/> per month | |
| Property Rights Appraised | <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) | | | | | | |
| Assignment Type | <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Foreclosure Sale | | | | | | |
| Lender/Client | GreenBank Address 100 N Main St. | | | | | | |
| Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | | | |
| Report data source(s) used, offering price(s), and date(s). N/A | | | | | | | |

| | | | | | | | |
|---|-----|------------------|-----|--|--|----------------|--|
| I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. No analysis was done because there is no purchase transaction; the property is not listed. | | | | | | | |
| Contract Price \$ | N/A | Date of Contract | N/A | Is the property seller the owner of public record? | <input type="checkbox"/> Yes <input type="checkbox"/> No | Data Source(s) | |
| Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | | | | |
| If Yes, report the total dollar amount and describe the items to be paid. N/A | | | | | | | |

Note: Race and the racial composition of the neighborhood are not appraisal factors.

| Neighborhood Characteristics | | | One-Unit Housing Trends | | | One-Unit Housing | | Present Land Use % | |
|---|---|-----------------|---|----------|----------|------------------|------|--------------------|--|
| Location | <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural | Property Values | <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining | PRICE | AGE | One-Unit | 90 % | | |
| Built-Up | <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% | Demand/Supply | <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply | \$ (000) | (yrs) | 2-4 Unit | % | | |
| Growth | <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow | Marketing Time | <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths | 50 | Low 25 | Multi-Family | % | | |
| Neighborhood Boundaries Bounded on the north/northeast by Elk Ave; east by Old State Line; west by S. Roan St., and south by City limits or Southside Rd. | | | | 150 | High 75 | Commercial | % | | |
| | | | | 75-100 | Pred. 50 | Other | 10 % | | |

| | | | | | | | |
|---|---|-------------------------|--|------------|------------------|-------------------------------------|--------------------------|
| Neighborhood Description This is an older neighborhood in which most of the dwellings are on small lots and streets are narrow. There are exceptions, such as Watauga and Roan Streets; however, the streets at the back of the area are narrow and hilly. An elementary school is proximate to the subject location, churches and other neighborhood facilities. The area is one in which growth is not prevalent. | | | | | | | |
| Market Conditions (including support for the above conclusions) The real estate market nationally continues to be challenging; however, the northeast Tennessee area has been impacted considerably less than shown on the national level. Sales do occur and mortgage loans are available at competitive rates. Longer market exposure may be required than in years past. | | | | | | | |
| Dimensions | 50 by 150 feet | Area | 0.17 Ac | Shape | Rectangle | View | Residential |
| Specific Zoning Classification | Zoning Description Residential | | | | | | |
| Zoning Compliance | <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe) | | | | | | |
| Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe Single-family residential use is the highest and best use; however, some repairs are needed to maximize use. | | | | | | | |
| Utilities | Public Other (describe) | Public Other (describe) | Off-site Improvements - Type | | | Public | Private |
| Electricity | <input checked="" type="checkbox"/> <input type="checkbox"/> | Water | <input checked="" type="checkbox"/> <input type="checkbox"/> | Street | Paved S/D street | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Gas | <input type="checkbox"/> <input checked="" type="checkbox"/> Private | Sanitary Sewer | <input checked="" type="checkbox"/> <input type="checkbox"/> | Alley | None | <input type="checkbox"/> | <input type="checkbox"/> |
| FEMA Special Flood Hazard Area | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | FEMA Flood Zone | | FEMA Map # | | FEMA Map Date | |
| Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe | | | | | | | |
| Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe | | | | | | | |
| None known; survey not provided. | | | | | | | |

| General Description | | Foundation | | Exterior Description materials/condition | | Interior materials/condition | |
|--|--|---|--|--|--|--|-------------------------------|
| Units | <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit | <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space | | Foundation Walls | Masonry | Floors | Hwd, Cpt, Vinyl |
| # of Stories | 1 | <input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement | | Exterior Walls | Vinyl Siding | Walls | DW, Paneling |
| Type | <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit | Basement Area | sq.ft. | Roof Surface | Comp Shingle | Trim/Finish | Trad/Painted |
| | <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. | Basement Finish | 884 SF % | Gutters & Downspouts | Aluminum | Bath Floor | Vinyl |
| Design (Style) | Cottage | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump | | Window Type | DH | Bath Wainscot | None |
| Year Built | 1956 | Evidence of <input type="checkbox"/> Infestation | | Storm Sash/Insulated | Insulated | Car Storage | <input type="checkbox"/> None |
| Effective Age (Yrs) | 25-30 | <input type="checkbox"/> Dampness <input checked="" type="checkbox"/> Settlement | | Screens | Yes | <input checked="" type="checkbox"/> Driveway | # of Cars 2-3 |
| Attic | <input type="checkbox"/> None | Heating | <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant | Amenities | <input type="checkbox"/> Woodstove(s) # | Driveway Surface | Asphalt |
| <input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs | | <input type="checkbox"/> Other | Fuel | <input type="checkbox"/> Fireplace(s) # | <input checked="" type="checkbox"/> Fence CL | <input checked="" type="checkbox"/> Garage | # of Cars 2 |
| <input type="checkbox"/> Floor <input type="checkbox"/> Scuttle | | Cooling | <input checked="" type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Patio/Deck | <input checked="" type="checkbox"/> Porch Fr, Back | <input type="checkbox"/> Carport | # of Cars |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated | | <input type="checkbox"/> Individual <input type="checkbox"/> Other | | <input type="checkbox"/> Pool | <input type="checkbox"/> Other | <input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in | |

| | | |
|---|--|--|
| Appliances | <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) | Vent/Hood |
| Finished area above grade contains: | 8 Rooms | 3 Bedrooms |
| | 2 Bath(s) | 1,044 Square Feet of Gross Living Area Above Grade |
| Additional features (special energy efficient items, etc.). The basement is totally finished and includes two more rooms, a full bathroom and a utility room. | | |
| There is an area prepared for a woodstove with fireproof floor and flue. The headroom level appears to be less than seven feet. | | |
| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The exterior of the dwelling looks to be in average to good condition. The interior has some puzzling conditions and the borrower was not available to provide information. Several holes are cut in the living room ceiling the size of heat vents; however, nothing is above the holes. The room at the back of the house appears to have been a porch at one time, now enclosed to provide a heated entrance to the house and also private entrance to the finished basement. Hardwood flooring is buckling and there is a large hump in the floor near the outside wall. Condition of the finished basement is unknown since there was no light. | | |
| Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe | | |
| There is possibly structural integrity issues causing the buckling of the floor. It is only at the back room so there doesn't appear to be anything unstable about the main part of the house. It was not possible to see what is causing the problem. An additional problem regarding condition of the house is that a bedroom floor appears to have been scorched - the finish blackened. One bedroom floor has been refinished; bath remodeled. | | |
| Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe | | |

Uniform Residential Appraisal Report

D. Weeks
File # GreenBank

| | | | | | | | |
|---------------------------------------|---|--|--------------------|--|--------------------|--|--------------------|
| There are | | comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ | | to \$ | | | |
| There are | | 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ | | 69,500 to \$ 93,500 | | | |
| FEATURE | SUBJECT | COMPARABLE SALE # 1 | | COMPARABLE SALE # 2 | | COMPARABLE SALE # 3 | |
| Address | 910 S. 2nd Street Elizabethton, TN 37643 | 212 E G Street Elizabethton, TN | | 604 W E Street Elizabethton, TN | | 706 Holston Ave. Elizabethton, TN | |
| Proximity to Subject | | | | | | | |
| Sale Price | \$ N/A | \$ 85,000 | | \$ 93,000 | | \$ 69,500 | |
| Sale Price/Gross Liv. Area | \$ sq.ft. | \$ 67.46 sq.ft. | | \$ 85.16 sq.ft. | | \$ 96.39 sq.ft. | |
| Data Source(s) | | MLS # 260204 | | MLS # 264880 | | MLS # 265145 | |
| Verification Source(s) | | Driveby; Courthouse Data | | Driveby; Courthouse Data | | Driveby; Courthouse Data | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) \$ Adjustment | DESCRIPTION | +(-) \$ Adjustment | DESCRIPTION | +(-) \$ Adjustment |
| Sales or Financing Concessions | | Conv loan Cond. of Sale | +7,500 | Cash None known | | FHA Concessions | -2,085 |
| Date of Sale/Time | | 4/08 | | 5/08 | | 7/08 | |
| Location | Urban/E'ton | Urban/E-ton | | Urban/E'ton/Sp | -5,000 | Urban/E'ton | |
| Leasehold/Fee Simple | Fee | Fee | | Fee | | Fee | |
| Site | 0.17 Ac | 0.26 Ac | -10,000 | 0.39 Ac | -15,000 | 0.22 Ac | -7,500 |
| View | Residential | Residential | | Residential | | Residential | |
| Design (Style) | Cottage | Ranch | | Ranch | | Cottage | |
| Quality of Construction | Average | Average | | Average | | Average | |
| Actual Age | 50 | 46 | | 49 | | 52 | |
| Condition | Fair to Average | Similar | | Similar | | Superior/Remod | -7,500 |
| Above Grade | Total Bdrms. Baths | Total Bdrms. Baths | | Total Bdrms. Baths | | Total Bdrms. Baths | |
| Room Count | 8 3 2 | 6 3 2 | | 8 3 1 | +3,500 | 4 2 1 | +3,500 |
| Gross Living Area | 1,044 sq.ft. | 1,260 sq.ft. | -5,400 | 1,092 sq.ft. | | 721 sq.ft. | +9,000 |
| Basement & Finished Rooms Below Grade | 884 SF | None | +4,400 | 1092 | | None | +4,400 |
| Functional Utility | 884 SF | None | +4,400 | Partial | +2,200 | None | +4,400 |
| Heating/Cooling | See Addendum | Superior | -5,000 | Superior | -5,000 | Superior | -5,000 |
| Energy Efficient Items | CHA | CHA | | CHA | | Inferior | +3,500 |
| Garage/Carport | None noted | None known | | None known | | None known | |
| Porch/Patio/Deck | Dbl Det. | Sgl Att; Dbl Det | -3,500 | Sgl Crpt Att | +5,000 | Sgl Crpt Att | +5,000 |
| Amenities | Front/Rear | Similar | | Similar | | Similar | |
| Site Impv. | Minimal | Minimal | | Minimal | | Superior | -1,000 |
| Fireplace | Fence/Stor/DW | Inferior | +2,500 | Inferior | +2,500 | Inferior | +2,500 |
| Net Adjustment (Total) | None | None | | None | | None | |
| Adjusted Sale Price of Comparables | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 5,100 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 11,800 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 9,215 |
| | | Net Adj. % | | Net Adj. % | | Net Adj. % | |
| | | Gross Adj. % | \$ 79,900 | Gross Adj. % | \$ 81,200 | Gross Adj. % | \$ 78,715 |

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explainMy research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Courthouse data

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Sale No. 1 had gone through a foreclosure sale; the sale shown on the grid was after the financial inst. regained the property.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

| ITEM | SUBJECT | COMPARABLE SALE #1 | COMPARABLE SALE #2 | COMPARABLE SALE #3 |
|----------------------------------|----------------|---------------------|-------------------------|-------------------------|
| Date of Prior Sale/Transfer | Purchased 3/01 | 1/08 - Forecl. Sale | 2/02 | 1985 |
| Price of Prior Sale/Transfer | for \$85,000 | \$68,825 | No consideration listed | No consideration listed |
| Data Source(s) | Courthouse | Courthouse | Courthouse | Courthouse |
| Effective Date of Data Source(s) | Current | Current | Current | Current |

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property was purchased in 2001 for \$85,000. Prior sale was much earlier and irrelevant to this valuation. Sale No. 1 was involved in a foreclosure action; thus the adjustment for condition of sale. Sale No. 3 was an FHA sale for which there were concessions reported in the amount of the adjustment. Sale No. 2 was not exposed to the market through MLS - it was a public auction sale. However, the sale price appears to be in line with market sales during the time period. These three sales, for the reasons just listed (and more) do not constitute ideal comparable sales and require numerous adjustments. However, Elizabethton does not have a big market and the three used are superior to the other choices. See next page regarding the adjustment for functional utility.

Summary of Sales Comparison Approach Sale No. 3 has a very small gross living area as compared to the subject and if there were more to choose from, would not have been used as a comparable. Also it had been remodeled beyond the extent of the subject property. The positive elements are the age and location. Sale No. 2 is in a superior location where streets are wider and lots are larger. However, it is the most similar in gross living area, above ground. It should be noted that all three have larger lots than the subject but the adjustment is made on the difference between estimated land value - not on the basis of difference in size. Because there is not one sale that has significantly more comparability than the other, all three are given consideration in arriving at the estimated market value as indicated below.

Indicated Value by Sales Comparison Approach \$ 80,000

Indicated Value by: Sales Comparison Approach \$ 80,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

Only the sales comparison approach is developed in this report. The subject improvement is old and has received remodeling. However, there is also functional utility described on the next page. The difficulty in estimating a valid basis for a depreciation adjustment renders the depreciated cost approach too subjective to be of value. The property is not income producing and the income approach is not employed.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 80,000, as of January 6, 2009, which is the date of inspection and the effective date of this appraisal.

SALES COMPARISON APPROACH

RECONCILIATION

Uniform Residential Appraisal Report

D. Weeks
File # GreenBank

Functional Utility:

An adjustment has been made of \$5,000 - purely an estimate - for "curable" functional obsolescence. The cost to cure will depend on whether a purchaser does it or hires it done and also on what is found to be the cause of some of the problems. Thus, though the \$5,000 may seem excessive, indeed it may not be.

The living room ceiling has an average textured finish, appearing to be in good condition. However, there are at least four rectangular holes cut that appear to be the size of forced air vents. There is nothing connected to the holes in the way of ductwork. An inspection of the area above does not show anything leading to the holes, though all the ductwork for heating and cooling is in the attic. There is also a larger, almost square hole cut. Repairing the ceiling will be a challenge. There is also a fairly large hole cut in the sheet rock of a living room wall.

There is a burned area in the bedroom which is not considered functional obsolescence, but it will be costly to remedy. It is doubtful that the wood can be refinished to get rid of the burned wood; a less expensive route would probably be to carpet that bedroom.

The room at the back of the house which constitutes a large entry has a floor problem. The room is almost large enough and is finished like a den. However, an open stairway going into the basement encumbers a lot of the space. A portion of the floor in a corner near the entry has a large hump which is made even more obvious by the hardwood flooring. In addition to the hump, some of the other flooring is uneven. It may be that the sub-flooring has been very wet creating the damage. However, the large hump cannot be ignored.

The utility of one very small room on the main level is not determined. It has linoleum on the floor but is not equipped to be used as a utility room. It could be converted to a large closet or used as is for storage. It is too small for a bedroom and has no closet.

The appraiser cannot attest to adequate heating and cooling. There is a unit on the exterior that could be a heat pump. There has been wall heat that is still in place - and special receptacles for portable heat.

It was not possible to see the basement adequately to determine the condition. The ceiling is quite low, but the rooms are finished with carpte and paneling. A utility room is in the basement and a unusually arranged full bathroom.

The adjustment, to summarize, is primarily to close up the multiple holes that lead to nothing and cure the floor problem in the back room.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The depreciated cost approach is not developed for the reason stated on the previous page.

COST APPROACH

| | | |
|--|------------------------------------|---------------------------------------|
| ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW | OPINION OF SITE VALUE | = \$ |
| Source of cost data | DWELLING | Sq.Ft. @ \$ = \$ |
| Quality rating from cost service | Effective date of cost data | Sq.Ft. @ \$ = \$ |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.) | | = \$ |
| | Garage/Carport | Sq.Ft. @ \$ = \$ |
| | Total Estimate of Cost-New | = \$ |
| N/A | Less Physical | Functional External |
| | Depreciation | = \$() |
| | Depreciated Cost of Improvements | = \$ |
| | *As-is* Value of Site Improvements | = \$ |
| Estimated Remaining Economic Life (HUD and VA only) | Years | INDICATED VALUE BY COST APPROACH = \$ |

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The income approach is not developed for the reason stated on the previous page.

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

| | | |
|------------------------------|--------------------------------|----------------------------|
| Total number of phases | Total number of units | Total number of units sold |
| Total number of units rented | Total number of units for sale | Data source(s) |

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

Subject Photo Page

| | | | |
|------------------------------------|---------------|----------|----------------|
| Borrower/Client David Lee Weeks | | | |
| Property Address 910 S. 2nd Street | | | |
| City Elizabethton | County Carter | State TN | Zip Code 37643 |
| Lender GreenBank | | | |



Subject Front

910 S. 2nd Street
Sales Price N/A
Gross Living Area 1,044
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2
Location Urban/E'ton
View Residential
Site 0.17 Ac
Quality Average
Age 50



Subject Rear



Subject Street

Comparable Photo Page

| | | | |
|------------------------------------|---------------|----------|----------------|
| Borrower/Client David Lee Weeks | | | |
| Property Address 910 S. 2nd Street | | | |
| City Elizabethton | County Carter | State TN | Zip Code 37643 |
| Lender GreenBank | | | |



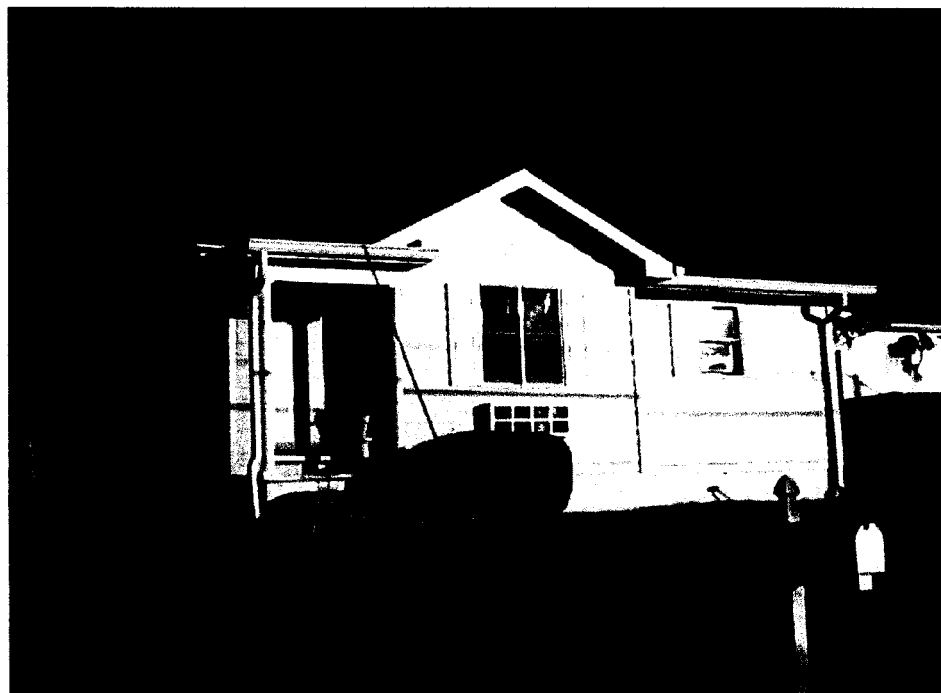
Comparable 1

212 E G Street
 Prox. to Subject
 Sale Price 85,000
 Gross Living Area 1,260
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Urban/E-ton
 View Residential
 Site 0.26 Ac
 Quality Average
 Age 46



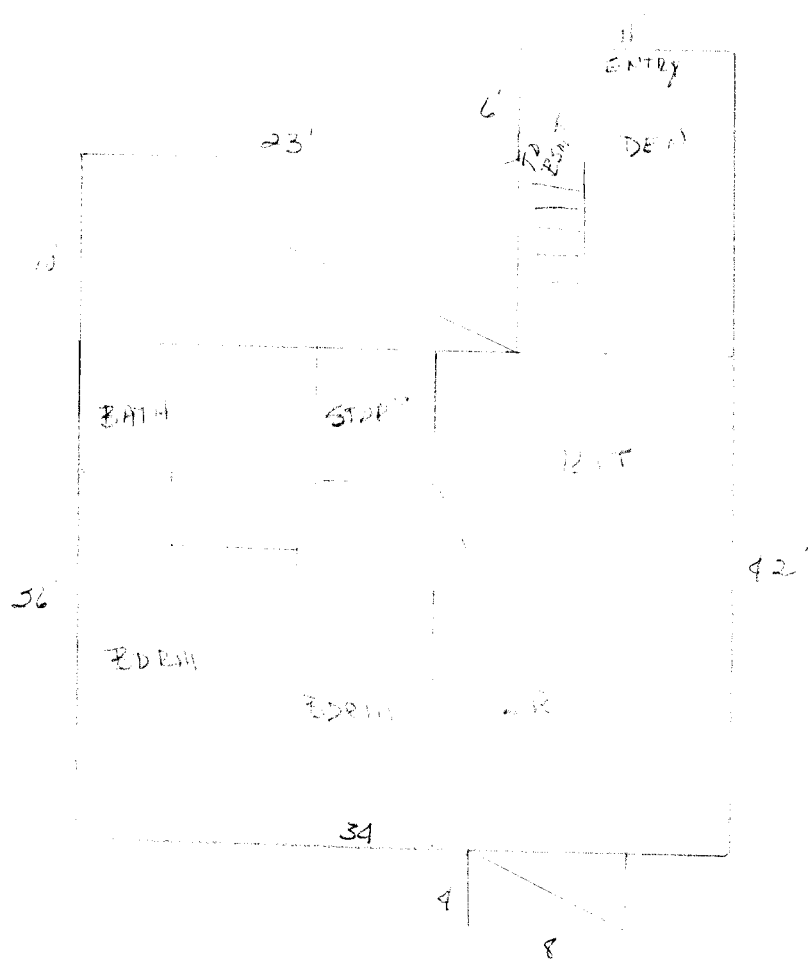
Comparable 2

604 W E Street
 Prox. to Subject
 Sale Price 93,000
 Gross Living Area 1,092
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 1
 Location Urban/E'ton/Sp
 View Residential
 Site 0.39 Ac
 Quality Average
 Age 49



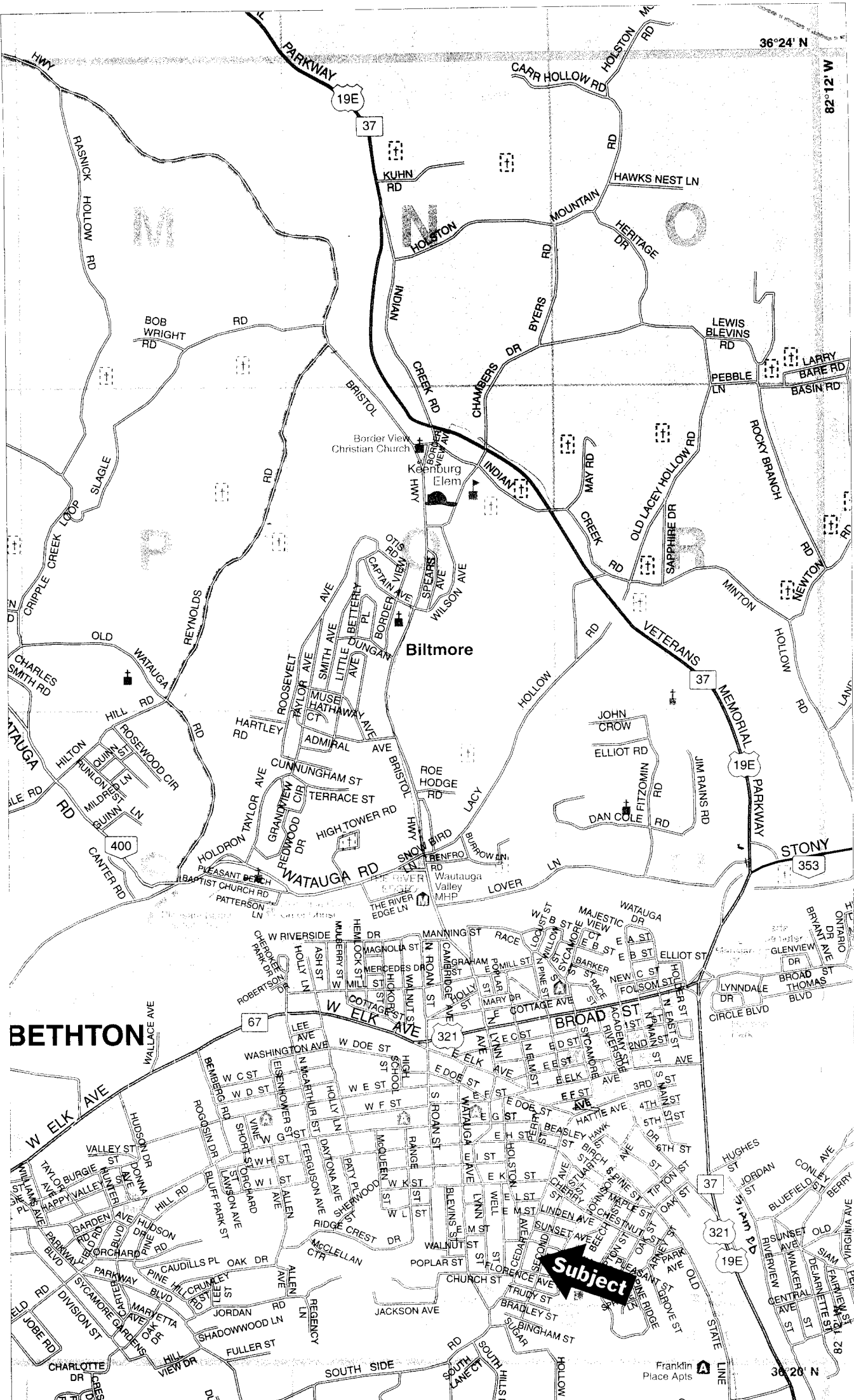
Comparable 3

706 Holston Ave.
 Prox. to Subject
 Sale Price 69,500
 Gross Living Area 721
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1
 Location Urban/E'ton
 View Residential
 Site 0.22 Ac
 Quality Average
 Age 52



Interior not to scale

| | | |
|------|------|------|
| | | 5379 |
| 5477 | 5478 | 5479 |
| 5577 | 5578 | 5579 |



©2002 Superior Mapping Company

5478

GreenBank

Tennessee's Most *Convenient* Bank

100 North Main Street • Greenville, TN 37743

Return Mail: P.O. Box 1120 • 37744-1120

phone | 423.639.5111 • fax | 423.787.1235

www.greenbankusa.com

Date: January 5, 2009

N. Beth Ledbetter & Associates

Dear Beth:

We request that an evaluation be performed for the following:

Applicant: Jennifer Williams, GreenBank

Property Address: 910 South 2nd Street, Elizabethton, TN 37643

Legal Description: (see attached)

Current Owner/Seller: David Weeks

This letter is your authorization to conduct a market value evaluation of the above referenced property. The evaluation must conform to the GreenBank's appraisal guidelines and the Federal Regulatory Agency's Evaluation requirements. An evaluation does not meet the comprehensive requirements of an appraisal. However, the evaluation should support the estimate of value and include sufficient information to fully understand the evaluator's analysis. The evaluation must be based on Market Value as defined by the Agency's. The evaluation should describe the property, its location, sales history, and discuss its use if non-residential property. The evaluation should include calculations, supporting assumptions, and, if used, a discussion of comparable sales. In the case of income property, the capitalization rate, discount rate, income and expense projections, vacancy rate and absorption rate should be reasonable. The scope of an evaluation should correlate to the complexity of the transaction and to the type of real estate collateral.

The evaluation is to be addressed to the Bank and two copies are to be provided. Your fee will be paid in full when the report has been reviewed and deemed in compliance with Agency guidelines and GreenBank's standards.

If the terms of this Engagement Letter are acceptable, please sign and return to me, retaining a copy for your files. We appreciate your prompt attention in completing this report as soon as possible. Please contact me if you have any questions or desire any further property information.

Signed:

Jennifer Williams, ACP

Accepted by:

N. Beth Ledbetter

Date:

1/6/09



Member FDIC

FORM 108

EXHIBIT A - LEGAL DESCRIPTION

SITUATE, lying and being in the 15th Civil District of Carter County, Tennessee and more particularly described as follows to wit:

BEING Lot No. 15, in Block No. 10, of the Home Real Estate and Improvement Company's Addition No. 2 to the City of Elizabethton, Tennessee, according to plat of same on record in Plat Book No. 1 at page 32 of the Register's Office of Carter County, Tennessee. Said lot facing 50 feet on Second Street and more particularly described as follows:

Commencing at a stake in the eastern boundary line of Second Street, North 18 degrees, 45 minutes East, a distance of 192 feet from the Northeastern intersection of Florence Street and Second Street, thence along the dividing line of Lots 15 and 16 of said Block No. 10 of said Addition, South 71 degrees, 15 minutes West, a distance of 150 feet to a stake in the western boundary line of a 12-foot alley; thence along the western boundary line of said alley, North 18 degrees, 45 minutes East, a distance of 50 feet to a stake in the eastern intersection of Lots 14 and 15; thence along the boundary line of Lots 14 and 15 in said Block No. 10 in said Addition, North 71 degrees, 15 minutes East, a distance of 150 feet to a stake in the eastern boundary line of Second Street; South 18 degrees, 45 minutes West, a distance of 262 feet from the southeastern intersection of Summit Street and Second Street; thence along the Eastern boundary line of Second Street, South 18 degrees, 45 minutes West a distance of 50 feet to the POINT OF BEGINNING.

BEING the same property conveyed from William Sawyers Yontz and wife, Vergie Lee Yontz to David Lee Weeks by deed dated March _____, 2001, recorded in the Register's Office for Carter County, Tennessee in Deed Book 460, Page 804, to which reference is here made.

STATE OF TENNESSEE, County of CARTER
Recorded on the 29 day of MARCH 2001. (RECH 96401)
at 10:50 AM Book T578 Pg 557- 570
State Tax \$ 97.18 Register Fee \$ 1.00 Recording \$ 58.00
Data Proc Fee \$ 2.00 Total \$ 156.18
Register of Deeds - JOHNNY L HOLDER
Deputy Register - NANCY MCKINNEY

Uniform Residential Appraisal Report

D. Weeks
File # GreenBank

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

D. Weeks
File # GreenBank**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

D. Weeks
File # GreenBank

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature *N Beth Ledbetter*
 Name N Beth Ledbetter
 Company Name N BETH LEDBETTER & ASSOCIATES
 Company Address P O Box 294
Fall Branch, TN 37656
 Telephone Number 423.348.1417
 Email Address nbethled@yahoo.com
 Date of Signature and Report January 8, 2009
 Effective Date of Appraisal January 6, 2009
 State Certification # CG-693
 or State License # _____
 or Other (describe) _____ State # _____
 State Tennessee
 Expiration Date of Certification or License 12/31/09

ADDRESS OF PROPERTY APPRAISED

910 S. 2nd Street
Elizabethton, TN 37643

APPRAISED VALUE OF SUBJECT PROPERTY \$ 80,000

LENDER/CLIENT

Name Jennifer Williams
 Company Name GreenBank
 Company Address 100 N Main St.

 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____

 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____