NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C5	752.67	198.84	N 09°33'50" E	198.26
C6	543.22	197.79	N 06°42'05" E	196.70
C7	953.08	99.91	N 00°20'27" E	99.86
C8	211.60	110.79	N 17°39'44" W	109.53
C9	161.60	84.61	N 17°39'43" W	83.65
C10	25.00	39.11	S 43°05'54" W	35.24
C11	25.00	38.55	N 47°54'35" W	34.85
C12	25.00	39.43	S 46°54'06" E	35.47

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	518.22	188.68	S 06°42'04" W	187.64
C2	777.67	149.54	S 11°37'23" W	149.31
C3	236.60	68.17	N 24°24'29" W	67.94
C4	136.60	71.52	N 17°39'44" W	70.71

SYMBOLS LEGEND:

- ELECTRIC BOX
- FIRE HYDRANT
- GAS VALVE
- IRON PINS, SET & FOUND
- POWER POLE
- SEWER MANHOLE
- WATER METER
- WATER VALVE

LEGEND:

AC.	ACRES
DB.	DEED BOOK
DRAIN.	DRAINAGE
E	EAST
EASM.	EASEMENT
J.E.A.	JACKSON ENERGY AUTHORITY
IPF	IRON PIN FOUND
N	NORTH
PB.	PLAT BOOK
PG.	PAGE
S	SOUTH
S.F.	SQUARE FEET
SAN.	SANITARY
UTIL.	UTILITY
W	WEST

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Tennessee certifies to (i) Stanley Jones Realty, Inc. (ii) Lender, and their successors and assigns, (iii) Title Insurance Company as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys:, jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 2005 and this survey meets the requirements for an Urban Survey as defined therein.
2. The survey was made on the ground between September 15, 2009 and October 1, 2009 and correctly shows the area of the subject property, the location and type of all visible buildings, structures and other improvements situated on the subject property, and any other visible matters situated on the subject property.
3. Except as shown on the survey there are no visible easements or rights of way of which the undersigned has been advised.
4. Except as shown on the survey there are no observable above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
5. A Title Insurance Commitment has not been furnished to this Surveyor at the date of this survey.
6. The subject property has access to and from a duly dedicated and accepted public street or highway
7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities or ingress or egress.
8. The description of the property (per survey) forms a mathematically closed figure.
9. As shown on the survey a portion of the property does lie (as garphically plotted) in a Fema designated flood zone as shown on Flood Insurance Rate Map Community Panel Number 47183CO201D, having an effective date of November 5, 2008. Zone AE and Zone X.

R. Bruce Richardson
Tennessee Registration No. 1420

DATE

SCHEDULE B - PRELIMINARY CERTIFICATE OF TITLE:

1. This current survey is relative to the TENNESSEE STATE PLANE COORDINATE SYSTEM whereas the recorded Final Plat is relative to a record bearing. There are no shortages in area nor any encroachments or overlapping improvements.

2. All facts, rights, interest and claims that are shown by the public record (Final Plat, Plat Book 3 Page 210) are shown hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property. This survey is based on the deeds of record and recorded Final Plat as shown.

3. We have made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts other than the recorded deeds and Final Plat that an accurate and current abstract or title search may disclose.

4. Property is recorded as, Lot 5, 6, & 7 of UNIVERSITY COMMONS per PLAT BOOK 003, PAGE 210 in the Register's Office of Weakley County, Tennessee. This property being subject to all restrictions & conditions, setback lines, easements as shown thereon. As per the City of Martin (Billy Stout), the city has not accepted the dedication of the proposed streets as shown on said Final Plat. This Survey combines the sections of the undeveloped streets that will not be serving the adjoining properties.

5. AS PER PRELIMINARY CERTIFICATE ITEM #2 – EASEMENTS:
A. This property may be subject to a right to use, construct, reconstuct, operate & maintain electric lines as recorded in Deed Book 63 Page 150 (not plotable)
B. Grant of easement to City of Martin by Aaron Hawks et al for underground sewer lines recorded in Deed Book 158 Page 296 (SEWER LINE EASEMENT– not able to plot from these deed calls) Sewer line plotted hereon from field verified manhole locations and Final Plat as shown hereon.
C. Right of Way Deed for Highway Purposes to State of Tennessee by Aaron Hawks et al, recorded in Deed Book 174 Page 296 (Drainage Easement Plotted Hereon)

NOTES: STANDARD SURVEY REQUIREMENTS

1 There are no buildings on this site.
2 Easements are shown as referenced on the Final Plat as recorded in Plat Book 3 Page 210 in the Register's Office of Weakley County, Tennessee.
3 No enchroachments are known are were found.
4 The property is currently zoned "P–B", which requires a front setback of 50 feet, rear setback of 25 feet, and side setback of 25 feet.
5 No cemeteries were found
6 City of Martin public works department has water and gas service available in the right of way of Hawks Road and sewer service through the property. Contact Billy Wagster at 731–587–4910 for more information.
7 The right of way for Brooks Street Extended, Commons Blvd. and Commons Drive has been dedicated as per the Final Plat recorded in Plat Book 3 Page 210 but has not been constructed adjacent to this tract (unimproved). The City of Martin (Billy Stout) has informed Surveying Services, Inc., as of this present date, that these unimproved streets are still considered private property and would have to be completed before accepting them as public streets.
8. These unimproved streets are shown on the current tax map.
9. This survey, as shown hereon, combines Lots 5–7 and a portion of these undeveloped streets as requested by Chuck Fisher of Furrow Auction Company, 1022 Elem Street, Knoxville, TN 37921 (865–546–3206).

AUCTION SALE INFORMATION

OCTOBER 21, 2009
12:00 NOON CDT
LOCATION – PROPERTY SITE.

DESCRIPTION OF PROPERTY – COMBINED TOTAL INCLUDING A PORTION OF THE UNIMPROVED STREETS

The following described property being the consolidated perimeter description of Lot 5, Lot 6, Lot 7, Commons Blvd and a portion of Commons Drive of University Commons, a plat of which is of record in Plat Book 3 Page 210 and shown on Tax Map 73 as Parcel 43.07, Parcel 43.10, and Parcel 43.11 in the Register's Office of Weakley County, Tennessee. This property being in the 2nd Civil District of Weakley County, Tennessee.

Beginning at an iron pin set in the east margin of Brooks Street Extended, 25 feet from the centerline and being the northwest corner of Lot 1 of University Commons, a plat of which is of record in Plat Book 3 Page 210 in the Register's Office of Weakley County, Tennessee; runs thence with the east margin of Brooks Street Extended (un–improved), along a curve to the left having a radius of 236.60 feet, a chord direction of north 24 degrees 24 minutes 29 seconds west, a chord length of 67.94 feet and an arc length of 68.17 feet to an iron pin set; thence along a curve to the right having a radius of 136.60 feet, a chord direction of north 17 degrees 39 minutes 44 seconds west, a chord length of 70.71 feet and an arc length of 71.52 feet to an iron pin set; thence north 02 degrees 39 minutes 37 seconds west 76.31 feet to an iron pin set; thence north 01 degrees 42 minutes 46 seconds west 750.30 feet to an iron pin found; runs thence north 02 degrees 48 minutes 57 seconds east 146.59 feet to the center of Cane Creek and being in Swaim, Smith, Beale's south line as described in Deed Book 342 Page 445; runs thence with Swaim, Smith, Beale's south line, then with the University Lodge's south line as described in Deed Book 185 Page 202 (Cane Creek), north 37 degrees 35 minutes 40 seconds east 393.96 feet to an interior corner; runs thence continuing with Cane Creek, north 61 degrees 52 minutes 48 seconds east 293.76 feet to the west margin of State Route 43; runs thence with the west margin of State Route 43 as follows, south 04 degrees 08 minutes 39 seconds west 139.94 feet to an iron pin set; thence south 02 degrees 32 minutes 22 seconds west 250.37 feet to an iron pin set; thence south 02 degrees 21 minutes 31 seconds east 295.89 feet to an iron pin set; thence south 06 degrees 11 minutes 27 seconds east 244.64 feet to an iron pin set; thence south 03 degrees 43 minutes 46 seconds east 232.68 feet to an iron pin set; runs thence along the northern terminus of Commons Drive (un–improved), south 86 degrees 16 minutes 14 seconds west 50.00 feet to an iron pin set; runs thence with the west margin of Commons Drive (un–improved), along a curve to the right having a radius of 518.22 feet, a chord direction of south 06 degrees 42 minutes 04 seconds west, a chord length of 187.64 feet and an arc length of 188.68 feet to an iron pin set; thence along a curve to the left having a radius of 777.67 feet, a chord direction of south 11 degrees 37 minutes 23 seconds west, a chord length of 149.31 feet and an arc length of 149.54 feet to an iron pin set at the northeast corner of Lot 1 of University Commons as described aforesaid; runs thence with the north line of said Lot 1, south 81 degrees 13 minutes 22 seconds west 366.04 feet to the point of beginning containing 648841.27 square feet or 14.895 acres of land as surveyed by Surveying Services, Inc., 41 Heritage Square, Jackson, Tennessee 38305 (731–664–0807).

This property being subject to all easement as shown on the aforesaid re?corded Final Plat of University Commons.

0 60 150

ALTA/ ACSM LAND TITLE SURVEY

SCALE 1"= 60' DATE 09-30-2009
DRAWN BY R. BRUCE RICHARDSON R.L.S. 1420

SURVEY REQUESTED BY
FURROW AUCTION COMPANY – CHUCK FISHER
1022 ELM STREET, KNOXVILLE, TN 37921
865–546–3206

SURVEY OF

STANLEY JONES REALTY, INC

LOT 05, 06 & 07 – UNIVERSITY COMMONS SUBDIVISION, HAWKS ROAD, MARTIN, TENNESSEE

SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 664-0807

DRW. NO. 1993-031-09

LATEST REVISION 10-9-2009