

Old Republic National Title Insurance Company

Commitment Number: 93274

**SCHEDULE A**

1. Commitment Date: July 15, 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 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 BRICE M. BURRUS, sole heir of Mary Frances Jones.
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 Notice and Waiver signed by the mortgagors.
4. Furnish a properly executed Owner's Affidavit on attached form.
5. Furnish an accurate, current survey and surveyor's inspection report on attached form.
6. Obtain and record a properly executed Affidavit from someone familiar with the facts with sufficient information for the title company to determine, if in fact true, that Harold Lyle Jones and Mary Frances Jones were married at the time of acquiring title to the property described herein and remained married without any intervening divorces or separations until the death of Harold Lyle Jones, thereby leaving Mary Frances Jones as the surviving tenant by the entirety in and to the entire interest in said property.
7. Obtain an Escrow Agreement escrowing sufficient funds proceeds until such time as the period of time for filing claims against the estate of Mary Frances Jones has passed, and a non-taxable certificate or proof that inheritance tax has been paid and filed in the probate estate.
8. 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 Brice M. Burrus, sole heir of Mary Frances Jones, vesting fee simple title in purchaser to be determined.

NOTE: 2008 Knox County and Knoxville City taxes have been paid as follows:

CLT #0710D-015

2008 Knox County - Paid in amount of \$511.00.

2008 Knoxville City - Paid in amount of \$533.90.

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**SCHEDULE B - SECTION II  
EXCEPTIONS**

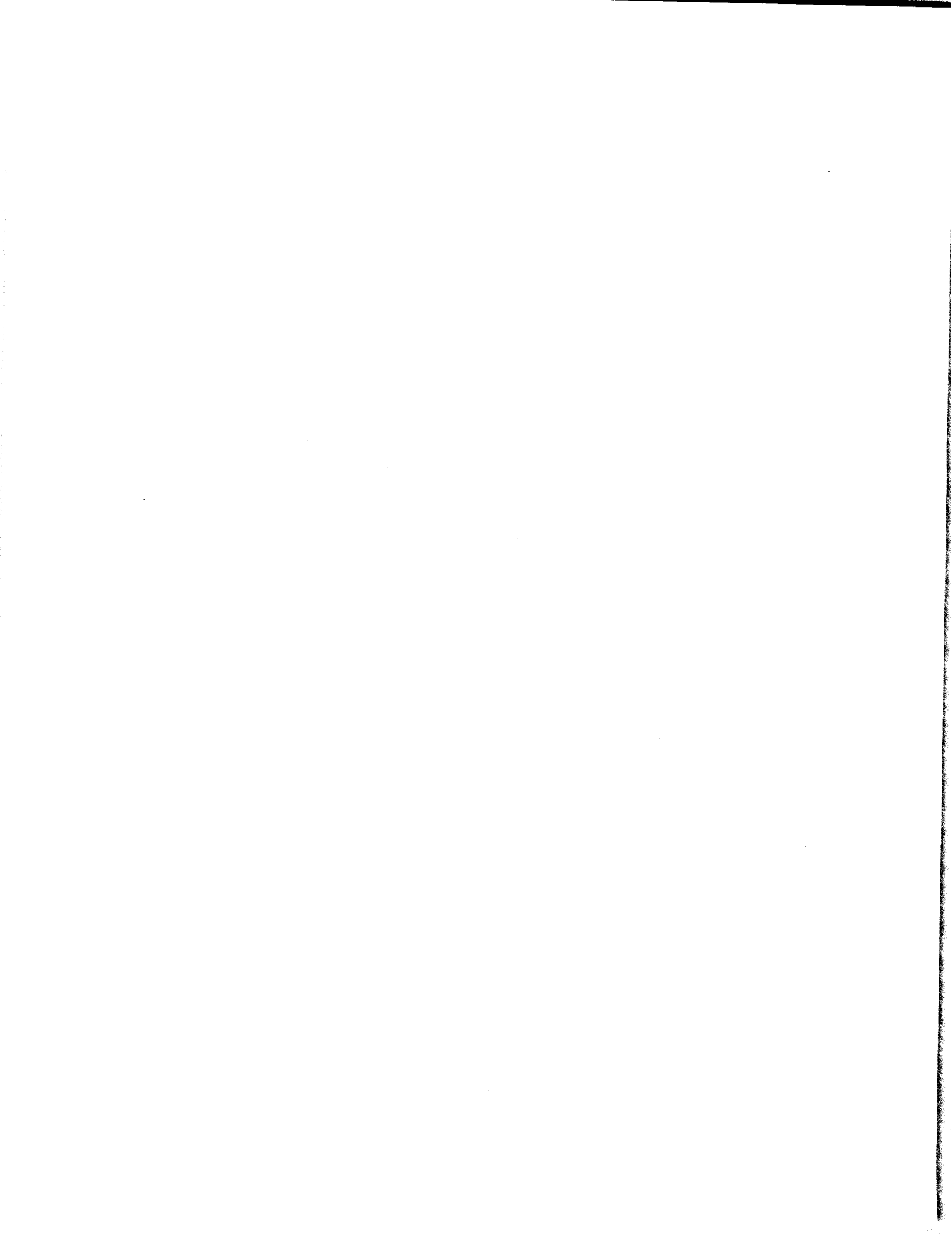
Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

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. Covenants and restrictions filed of record in Deed Book 826, page 162, 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.



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

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

**TRACT ONE:**

SITUATED in the Seventh (formerly 2nd) Civil District of Knox County, Tennessee, within the 30th Ward of the City of Knoxville, Tennessee, and being Lot 7, in Block E, according to Revised Map of Sunset Division of Chilhowee Hills, map of which is of record in the Register's Office for Knox County, Tennessee, in Map Book 14, page 182, said lot having a frontage of 100 feet on the North side of Sunset Road and being of a depth of 240 feet on the East side, and a depth of 238.1 feet on the West side, and a width of 100.02 feet at the rear, as shown by said map.

BEING the same property conveyed to Harold Lyle Jones and wife, Mary Frances Jones, by Warranty Deed from Louise N. Beverly and husband, M. C. Beverly, dated March 8, 1950, and recorded in Deed Book 826, page 162, in the Register's Office for Knox County, Tennessee.

**TRACT TWO:**

SITUATED in the Seventh (formerly 2nd) Civil District of Knox County, Tennessee, within the 30th Ward of the City of Knoxville, Tennessee, and being known and designated as approximately the Eastern 50 feet of Lot 8, in Block E, in Sunset Division of Chilhowee Hills, as shown by Revised Map of said addition of record in Map Book 14, page 182, in the Register's Office for Knox County, Tennessee, said portion of said lot having a frontage of 50 feet, more or less, on the Northern side of Sunset Road, and extending back in a Northerly direction to the Southern lines of Lots 16 and 17 in said Block of said Addition, and being more particularly bounded and described as follows:

BEGINNING at a point in the northern line of Sunset Road, distant in a westerly direction 438.1 feet, more or less, from the point of intersection of the northern line of Sunset Road with the western line of Chilhowee Drive, said point of beginning also marking the southwestern corner of Lot 7 in said Block of said Addition; thence in a northerly direction along the common dividing line between Lots 7 and 8, 238.1 feet, more or less, to a point in the southern line of Lot 17 of said block of said addition, to a point in the southern line of Lot 17 of said Block of said Addition, said point also marking the northwestern corner of Lot 7 of said block of said addition; thence in a westerly direction along the southern lines of Lots 16 and 17, in part, 50.01 feet, more or less, to a point; thence in a southerly direction on a line approximately parallel to the first call herein 237 feet, more or less, to a point in the northern line of Sunset Road; thence in an easterly direction along the northern line of Sunset Road 50 feet, more or less, to a point, the place of BEGINNING.

BEING the same property conveyed to Mary Frances Jones and husband, Harold Lyle Jones, by Warranty Deed from Edward F. Brown and wife, Virginia C. Brown, dated August 17, 1950, and recorded in Deed Book 840, page 257, in the Register's Office for Knox County, Tennessee.

See probate estate of Mary Frances Jones, bearing Probate No. 08-682101.

