



**SCHEDULE A
COMMITMENT**

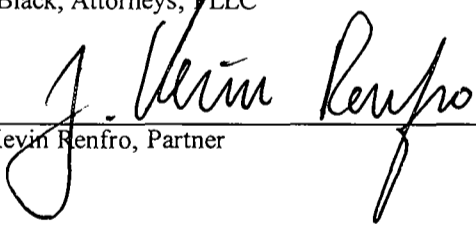
Name and Address of Title Insurance Company: Old Republic National Title Insurance Company
400 Second Avenue South
Minneapolis, MN 55401

File Number: OR-930

Commitment Number: OR-930

1. Effective Date: January 6, 2015 at 07:29 AM
2. Policy (or Policies) to be issued: Amount
 - (a) ALTA Owner's Policy ()
Proposed Insured:
TO BE DETERMINED
 - (b) ALTA Loan Policy
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by
MISTY MURR AND DEDEE ARMSTRONG
4. The Land referred to in the Commitment is described as follows:
SEE SCHEDULE C ATTACHED HERETO

Issued through the Office of:
Kizer & Black, Attorneys, PLLC

By: 
J. Kevin Renfro, Partner

**SCHEDULE B - I
REQUIREMENTS**

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Warranty Deed from Misty Murr and DeDee Armstrong to TO BE DETERMINED must be executed and recorded in the Register's Office for Blount County, Tennessee.
6. Pay 2014 Blount County taxes in the amount of \$297.00.
7. There is a 25 foot strip separating this property from Old Tuckaleechee Road. The owners of this 25 foot strip must grant a 50 foot easement across this strip to provide access to this property.
8. A joint maintenance agreement as to the right of way shown in Map File 2858A should be executed prior to closing.

**SCHEDULE B - II
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
2. Rights and claims of parties in possession.
3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
4. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained or by making inquiry of person(s) in possession thereof.
5. Liens, encumbrances, or claims thereof, which are not shown by the public record.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
7. General or special taxes and assessments required to be paid in the year and subsequent years.
8. 2015 taxes are a lien not yet due and payable.
9. Subject to a 50 foot right of way shown in Record Book Vol. 2153, Page 1445, Warranty Deed Book Vol. 625, Page 404, and Warranty Deed Book Vol. 560, Page 639, of record in the Register's Office for Blount County, Tennessee.
10. Subject to rights of any party to the rights of way as shown in Map Book 1, Page 24 and Map Book 1, Page 25, of record in the Register's Office for Blount County, Tennessee.
11. Subject to all easements, etc. of record in Map File 2858A, of record in the Register's Office for Blount County, Tennessee.

**SCHEDULE C
PROPERTY DESCRIPTION**

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

SITUATED in District No. Fifteen (15) of Blount County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin located at the southernmost of the tract herein conveyed located at the adjoining tracts of Sparks and Waters; thence with a new divisional line of Sparks N. 46-32-06 W. 286.81 feet to a wood fencepost; thence continuing with said new divisional line with Sparks N. 08-06-17 W. 232.66 feet to an iron pin; thence with Sparks N. 26-04-15 E. 63.60 feet to an iron pin; thence with Sparks N. 29-1841 E. 248.32 feet to an iron pin; thence with Sparks N. 52-25-57 E. 262.01 feet to a point; thence with Sparks N. 52-25-57 E. 68.72 feet to an iron pin; thence with Waters S. 15-56-00 W. 278.73 feet to an iron pin; thence continuing with Waters S. 24-18-33 W. 89.71 feet to an iron pin; thence with Waters S.34-11-42 W. 141.50 feet to an iron pin; thence with Waters S. 18-38-18 W. 144.01 feet to an iron pin; thence with Waters S. 89-22-00 E. 211.55 feet to an iron pin; thence with Waters S - 42-3400 W. 53.22 feet to an iron pin; thence S. 34-45-00 W. 23.36 feet to an iron pin; thence S. 34-45-00 W. 31.09 feet to an iron pin; thence continuing with Waters S. 25-21-00 W. 77.08 feet to a point; thence continuing with the land of Waters S. 16- 43-49 W. 150.07 feet to the point of beginning and containing 3.77 acres, more or less, according to survey of Little River Surveying Co., Ricky N. Younger, RLS No. 1422, dated August 25, 1997, bearing Job No. 4648.

THERE IS ALSO RESERVED BY THE GRANTOR, to be jointly used by the Grantee, a 50' right of way or easement for ingress and egress located upon the above described property said right of way or easement being more particularly described as follows:

THE POINT OF BEGINNING being located at the intersection of Mt. Luke Road and said centerline of the 50' easement herein described said beginning point being located S. 25-58-31 E. 18.32 feet from the southeast corner of Lot 2, Block J, of the Little River Light and Power Company Subdivision; thence from said beginning point as hereinabove described and proceeding with the centerline of said easement, being 50' in width as follows; (1) S. 60-02-52 E. 30.81 feet to a point; thence (2) S. 35-41-56 W. 233.29 feet to a point; thence (3) S. 43-33-11 W. 203.23 feet to a point; thence (4) S. 42-03-18 W. 74.56 feet to a point; thence (5) S. 20-59-06 W. 61.11 feet to a point; thence (6) S. 02-58-34 E. 101.88 feet to a point; thence (7) S. 28-31-49 E. 58.34 feet to a point; thence (8) S. 54-01-21 E. 168.24 feet to a point; thence (9) N. 57-48-19 E. 165.62 feet to a point located in the boundary of Jimmy W. Waters located at the western right of way of Old Tuckaleechee Road, according to survey of Little River Surveying Co., Ricky M. Younger, RLS NO. 1422, dated August 4, 1997, bearing Job No. 464A.

EXCEPTED from the above description is 5,317 square feet conveyed in Warranty Deed Book Vol. 694, Page 412, in the Register's Office for Blount County, Tennessee.