

Old Republic National Title Insurance Company

Commitment Number: 150716

**SCHEDULE A**

1. Commitment Date: April 14, 2015 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 Mildred O. Parsons.
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. Payment of taxes as follows:  
  
CLT #092-017  
2014 Knox County - Past due and delinquent in amount of \$787.95 (April rate).  
2013 Knox County - Past due and delinquent in amount of \$1,128.66 (April rate).  
2012 Knox County - Balance past due and delinquent in amount of \$173.92 (April rate).
7. 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 East Tennessee Human Resource Agency, by Carol Silvey, Representative Agent, as Conservator for Mildred O. Parsons, vesting fee simple title in purchaser to be determined.

NOTE: Said conveyance is subject to confirmation of sale.

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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.

NOTE: Upon receipt of satisfactory Owner's Affidavit as required under Schedule B - Section 1, then 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, then Items 4 and 5 hereinabove may be amended and/or deleted.

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.
8. Taxes for the year 2015, and all taxes for subsequent years.
9. Matters depicted or disclosed by map of record in Map Book 31, page 75, in the office of the Knox County Register of Deeds.

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 District Five of Knox County, Tennessee, and being all of tract No. 4 in the Subdivision of the Property of the Helen Gould Parsons Estate, the map of which is of record in the Register's Office for Knox County, Tennessee, in Map Book 31, page 75, to which specific reference is hereby made. Said property lies on the easterly and northeasterly side of Barnard Road and it more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin in the easterly line of Barnard Road at the common corner of Tracts 3 and 4 in said subdivision and from said beginning point running thence North 80 deg. 11 min. East, along the dividing line between Tracts 3 and 4 a distance of 590 feet to an iron pin located at the rear common corner of said tracts and in the line of Maxey; running thence South 36 deg. 40 min. East, with Maxey's line 175 feet to an iron pin, Barnard's corner; running thence South 52 deg. 00 min. West, with Barnard's line 458.5 feet to an iron pin in the northeasterly line of Barnard Road; running thence North 71 deg. 43 min. West, along the northeasterly line of Barnard Road, 274.1 feet to an iron pin; running thence North 29 deg. 07 min. East, along the northeasterly line of said Road, 105.3 feet to an iron pin; running thence North 5 deg. 10 min. West, along the easterly line of said Road 144.4 feet to the point of BEGINNING, containing 4.1 acres, more or less, all as shown on said map.

BEING the same property conveyed to Mildred O. Parsons by Warranty Deed from E. H. Parsons, et al, dated June 21, 1962, and recorded in Deed Book 1207, page 608, in the Register's Office for Knox County, Tennessee.