

ALTA PLAIN LANGUAGE COMMITMENT FORM

Old Republic National Title Insurance Company

Commitment Number: 142098

SCHEDULE A

1. Commitment Date: October 7, 2014 at 08:00 AM
2. Policy (or Policies) to be issued: Amount:
 - a. Owner's Policy (ALTA Owners Policy (06/17/2006)) TBD

Proposed Insured:
TBD
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by
 Edwin B. Sams, Jr. - 0.76th undivided interest;
 Edwin B. Sams Jr., Trustee for Joseph Wolfe Sams - 0.12th undivided interest; and
 William Ernest Sams, Trustee for Paul Wolfe Sams - 0.12th undivided interest .
4. The land referred to in the Commitment is described as follows:
 SEE EXHIBIT A ATTACHED HERETO

Tennessee Valley Title Insurance Co.:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 A Stock Company
 400 Second Avenue South, Minneapolis, Minnesota 55401
 (612) 371-1111

By: Tracey M. Axtell
 Tracey M. Axtell

By: Mark A. Bissney President
 Attest: David Wald Secretary

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following are the requirements that 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 Owner's Affidavit on attached form.
4. Payment of Roane County taxes as follows:

CLT #067-032.05
2014 Roane County - Due and payable in amount of \$5,516.00; Rec. #28378.
5. 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 no oil and gas production of any kind is being produced and that no lease payments or payments of any kind are being received for the sale or lease of oil and gas by virtue of that Oil and Gas Lease between Alice Jones Sams and husband Edwin Sams, and Gulf Oil Corporation, dated May 21, 1974 and recorded in Misc. 48, page 68, in the Register's Office for Roane County, Tennessee.
6. 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 Edwin B. Sams, Jr., Edwin B. Sams, Jr., Trustee for Joseph Wolfe Sams, and William Ernest Sams, Trustee for Paul Wolfe Sams, as to their respective interests, vesting fee simple title in purchaser to be determined.

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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, courtesy, 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 recorded in the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished. NOTE: Upon receipt of a satisfactory Affidavit of Agreement this exception will be deleted.
5. Taxes for the year 2015, and all taxes for subsequent years.
6. Permanent drainage easement, slope easement and construction easement contained in the conveyance to the State of Tennessee, recorded in Book 1036, page 258, in the Register's Office for Roane County, Tennessee.
7. Restrictions conveyed in deed from Edwin Boyer Sams and wife Alice Jones Sams, dated June 11, 1968 and recorded in Deed Book D-10, page 207, and deed from Edwin Boyer Sams dated November 3, 1971 and recorded in Deed Book G-11 page 468, both in the Register's Office for Roane County, Tennessee.
8. Restrictions, conditions and provisions contained in deed of conveyance of XWBR-614 from United States of America to E. E. Jones dated May 2, 1957 and recorded in Deed Book B-8, page 494, in the Register's Office for Roane County, Tennessee.
9. Restrictions, conditions and provisions contained in deed of conveyance of XWBR-304 (Webster Bluff) from the United States of America/Tennessee Valley Authority, to E.E. Jones, dated May 2, 1957 and recorded in Deed Book B-8, page 491, in the Register's Office for Roane County, Tennessee.



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SCHEDULE B - SECTION II
(Continued)

10. Easement and right of way conveyed to the United States of America from E. E. Jones and wife, Sydney Lenoir Jones, dated April 17, 1944 and recorded in Deed Book B-6, page 463, in the Register's Office for Roane County, Tennessee.
11. Title to any portion of property lying within the bounds of Watts Bar Lake.
12. Matters depicted or disclosed on survey of Bruce McClellan, RLS No. 696, Trotter-McClellan, Inc., 3329 W. Gov. John Sevier Highway, Knoxville, TN 37920, dated November 10, 2014 and bearing Drawing No. 14-102(1).
13. This policy does not insure the exact acreage as 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 the Fourth Civil District of Roane County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron pin located in the southern line of Decatur Highway, said iron pin being located 1,504 feet, more or less, in an easterly direction from the point of intersection of Walker Way and Decatur Highway; thence from said point of beginning and with the right of way of Decatur Highway, along a curve to the right, having a radius of 1,390.40 feet, an arc length of 236.69 feet and a chord bearing and distance of North 82 deg. 43 min. 31 sec. East, 236.40 feet to a highway monument; thence leaving the right of way of Decatur Highway and with a new severance line, the following eight (8) calls and distances: 1) South 18 deg. 26 min. 13 sec. East, 30.04 feet to an iron pin set, 2) South 31 deg. 21 min. 45 sec. West, 95.61 feet to an iron pin set, 3) South 11 deg. 31 min. 45 sec. West, 52.2 feet to an iron pin set, 4) South 17 deg. 04 min. 15 sec. East, 190.24 feet to an iron pin set, 5) north 89 deg. 35 min. 29 sec. East, 254.93 feet to an iron pin set, 6) North 00 deg. 24 min. 31 sec. East, 294.04 feet to an iron pin set, 7) South 89 deg. 35 min. 29 sec. West, 205.71 feet to an iron pin set and 8) North 02 deg. 29 min. 56 sec. West, 50.03 feet to a highway monument located in the southern right of way line of Decatur Highway; thence with the right of way of Decatur Highway, North 89 deg. 35 min. 29 sec. East, 692.26 feet to a highway monument located in property now or formerly owned by State of Tennessee (Deed Book W21, page 475); thence with the property of the State of Tennessee, the following two (2) calls and distances: 1) South 08 deg. 03 min. 59 sec. East, 27.14 feet to an existing angle iron and 2) North 89 deg. 14 min. 41 sec. East, 81.17 feet to a "T" post located in the Tennessee River (Watts Bar Lake); thence with the Tennessee River the following seven (7) calls and distances: 1) South 16 deg. 38 min. 12 sec. West, 181.23 feet to a point, 2) South 10 deg. 34 min. 25 sec. West, 337.63 feet to a point, 3) South 40 deg. 45 min. 25 sec. West, 200.25 feet to a point, 4) South 37 deg. 53 min. 25 sec. West, 300.00 feet to a point, 5) South 44 deg. 20 min. 25 sec. West, 299.34 feet to a point, 6) South 44 deg. 27 min. 25 sec. West, 100.11 feet to a point, and 7) South 25 deg. 30 min. 25 sec. West, 100 feet to a point located in the line of Lot 16, Providence Place, Unit 2 (Plat Book D, page 33); thence with the line of Lot 16, 6 and 5 of Providence Place, North 39 deg. 14 min. 35 sec. West, crossing an existing iron pin at 193.32 feet, for a total distance of 1,160.10 feet to an iron pin set; thence with a new severance line, North 60 deg. 32 min. 35 sec. East, 319.25 feet to an iron pin set; thence North 69 deg. 11 min. 08 East, 208.81 feet to an iron pin set and North 13 deg. 19 min. 52 sec. West, 210.40 feet to an existing iron pin located in the line of property now or formerly owned by Aaron M. Grohol (Deed Book 1515, page 749); thence with the line of Grohol, North 13 deg. 19 min. 52 sec. West, 174.35 feet to an existing iron pin, located in the southern right of way of Decatur Highway, said iron pin marking the POINT OF BEGINNING, and containing 28.6 acres, according to the survey of Bruce McClellan, RLS No. 696, Trotter-McClellan, Inc., 3329 W. Gov. John Sevier Highway, Knoxville, TN 37920, dated November 10, 2014 and bearing Drawing No. 14-102(1).

THERE IS ALSO CONVEYED herein a permanent easement for ingress and egress, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at an existing iron pin located in the southern line of Decatur Highway, said iron pin being located 1,504 feet, more or less, in an easterly direction from the point of intersection of Walker Way and Decatur Highway; thence with the right of way of Decatur Highway, along a curve to the right, having a radius of 1,390.40 feet, an arc length of 236.69 feet and a chord bearing and distance of North 82 deg. 43 min. 31 sec. East, 236.40 feet to a highway monument, said monument marking the POINT OF BEGINNING; thence leaving the right of way of Decatur Highway, South 18 deg. 26 min. 13 sec. East, 30.04 feet to an iron pin set; thence South 31 deg. 21 min. 45 sec. West, 25.43 feet to a point; thence North 88 deg. 37 min. 50 sec. East, 60.22 feet to an iron pin set; thence North 02 deg. 29 min. 56 sec. West, 50.03 feet to a highway monument located in the southern right of way of Decatur Highway; thence with said right of way and along a curve to the right, having a radius of 1390.40 an arc length of 54.30 and a chord bearing and distance of South 88 deg. 43 min. 15

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SCHEDULE B - SECTION II
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sec. West, 54.30 feet to a highway monument, said monument marking the POINT OF BEGINNING, according to the survey of Bruce McClellan, RLS No. 696, Trotter-McClellan, Inc., 3329 W. Gov. John Sevier Highway, Knoxville, TN 37920, dated November 10, 2014 and bearing Drawing No. 14-102(1).

BEING part of the property conveyed by the following deeds:

- (1) A 0.12th undivided interest conveyed to Edwin B. Sams, Jr. by Correction Warranty Deed of Gift from Alice Jones Sams, widow, dated December 17, 1987, of record in Deed Book T-17, page 184, in the Register's Office for Roane County, Tennessee; which deed corrects that prior Warranty Deed by Gift deed dated March 31, 1986, and recorded in Deed Book G-17, page 491, in said Register's Office.
- (2) A 0.12th undivided interest conveyed to Edwin B. Sams, Jr., by Warranty Deed of Gift from Alice Jones Sams, widow, dated December 17, 1987 and recorded in Deed Book T-17, page 175, in the Register's Office for Roane County, Tennessee.
- (3) A 0.12th undivided interest conveyed to Edwin B. Sams, Jr., by Warranty Deed of Gift from Alice Jones Sams, widow, dated December 27, 1988 and recorded in Deed Book A-18, page 487, in the Register's Office for Roane County, Tennessee;
- (4) A 0.12th undivided interest conveyed to Edwin B. Sams, Jr. by Warranty Deed of Gift from Alice Jones Sams, widow, dated December 21, 1989 and recorded in Deed Book H-18, page 195, in the Register's Office for Roane County, Tennessee;
- (5) A 0.12th undivided interest conveyed to William Ernest Sams, Trustee for Joseph Wolfe Sams, by Warranty Deed of Gift from Alice Jones Sams, widow, dated January 12, 1993 and recorded in Deed Book D-19, page 358, in the Register's Office for Roane County, Tennessee; and being the same property quitclaimed to Edwin B. Sams, Jr., Trustee for Joseph Wolfe Sams, by Quit Claim Deed dated March 8, 2005 and recorded in Book 1119, page 981, in the Register's Office for Roane County, Tennessee;
- (6) A 0.12th undivided interest conveyed to William Ernest Sams, Trustee for Paul Wolfe Sams by Warranty Deed of Gift from Alice Jones Sams, widow, dated January 12, 1993 and recorded in Deed Book D-19, page 362, in the Register's Office for Roane County, Tennessee.

See Last Will and Testament of Alice Jones Sams, probated in November, 1996, and a copy recorded in Deed Book M-20, page 212, in the Register's Office for Roane County, Tennessee.

See also Executor's Deed from Sydney Kathryn Sams Beard, Executor of the Estate of Alice Jones Sams (Docket No. P-1735), to Edwin B. Sams, Jr., dated November 21, 1996, and recorded in Deed Book R-20, page 821, in the Register's Office for Roane County, Tennessee.

See Mutual Release of Rights of First Refusal dated January 15, 1997 and recorded in Deed Book O-20, page 241, as corrected in Book 1119, page 1, in the Register's Office for Roane County, Tennessee.