

Order No./File No. OR _____

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 will 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. A properly executed and recorded Warranty Deed from Steve Jones and wife, Brenda Jones to _____.

Order No./File No. _____

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 of the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
7. Right of Roadway use in Deed Book U7, Page 171, in the Register's office for Union County, Tennessee.
8. Restrictions for Hickory Pointe Sub. in Book N7, Page 390 in the Register's Office for Union County, Tennessee.
9. The above described property is subject to the easements, exceptions, conditions, restrictions and/or limitations and reservations as set forth in Deed Book K, Volume 3, Page 178, Deed Book E, Volume 3, Page 145, Deed Book E, Volume 3, Page 151, Deed Book H, Volume 2, Page 193, Deed Book H, Volume 2, Page 196 and Deed Book X, Volume 2, Page 587 of record in the Register's Office for Union County, Tennessee.
10. Subject to Utility Easement of record in Book B8, Page 417 in the Register's Office for Union County, Tennessee.
11. Subject to Joint Permanent Easement and Maintenance Agreement of record in Book Y7, Page 112 in the Register's Office for Union County, Tennessee.
12. Subject to all matters shown on Plat of Hickory Pointe Sub. Of record in Plat Cabinet D slide 28 and Plat Cabinet E Slide 196.

Order No./File No. OR_____

EXHIBIT A

Situate in the Third (3rd) Civil District of Union County, Tennessee, and more particularly described as follows:

BEING all of Lot Number ONE FOURTEEN-A (114A) of **HICKORY POINTE SUBDIVISION, PHASE I**, as set forth in the Plat of said Development recorded in Plat Cabinet D, Slide 28, Map A, and Revised in Plat Cabinet A, slide 196, in the Register's Office for Union County, Tennessee, said plat referenced for a more particular metes and bounds description.

For reference to Protective and Restrictive Covenants for Hickory Pointe Subdivision, See Book N7, Page 390 in the Register's Office for Union County, Tennessee.

Reference is further made to the By-Laws of the Hickory Pointe Homeowners Association as recorded in Misc. Book 22 Page 863 as recorded in the Register's Office for Union County, Tennessee

The above described property is subject to the easements, exceptions, conditions, restrictions and/or limitations and reservations as set forth in Deed Book K, Volume 3, Page 178, Deed Book E, Volume 3, Page 145, Deed Book E, Volume 3, Page 151, Deed Book H, Volume 2, Page 193, Deed Book H, Volume 2, Page 196 and Deed Book X, Volume 2, Page 587 of record in the Register's Office for Union County, Tennessee.

THIS CONVEYANCE IS SUBJECT to all By-Laws of Hickory Pointe Subdivision, restrictions, easements, set-back lines, and other conditions shown of record in the Office of the Register of Deeds for Union County, Tennessee.

This being a portion of the property conveyed to Steve Jones and wife, Brenda Jones by Deed recorded in Warranty Deed Book U7, Page 171 in the Register's Office for Union County, Tennessee.

PROPERTY ASSESSORS ID NO.:

Map **035** Group

Control Map **035.00** Parcel **076.00 (part of)**

