

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A – ALTA 2006

Commitment No. 2015-0860	Effective Date of Commitment: August 10, 2015 at 8:00 a.m.
Your No.: 2015-0860	

Prepared For:

Property Address: Map 67, Parcel 151, Manchester, TN 37204

Inquiries Should be Directed to: Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, Tennessee 37204

1. Policy or Policies to be issued:	Amount
(a) ALTA Owner’s Policy	TBD
Proposed Insured: TBD	
(b) ALTA Loan Policy	TBD
Proposed Insured: TBD	

2. The estate or interest in the land described or referred to in this Commitment and covered herein is:
Fee Simple

3. Title to said estate or interest in said land is at the effective date hereof vested in: LINDA SUE JACKSON, (1/4 UNDIVIDED INTEREST); JAMES R. JARRELL, JACQUELINE JARRELL KOSS & STANLEY M. JARRELL, (1/4 UNDIVIDED INTEREST); HUGH ALLEN TAYLOR, HERSCHEL S. TAYLOR, JOEL H. TAYLOR, JOHN MARK TAYLOR & ELIZABETH HENDERSON, (1/4 UNDIVIDED INTEREST); AND GARY McDUFFIE AND BENNIE McDUFFIE, (1/4 UNDIVIDED INTEREST).

4. The land referred to in this Commitment is located in the County of Coffee, State of Tennessee, and described as follows:

Map 067 Parcel 151.00

Lying and being in the 1st Civil District of Coffee County, Tennessee and described as follows:

Being Lots 4-10 of Section 1 of the John Frank Womack property as recorded in a plat of record in Trust Deed Book 133, Page 1, Register's Office of Coffee County, Tennessee. For prior deed reference, see Clerk and Master's Deed recorded in Deed Book 125, Page 653, Register's Office of Coffee County, Tennessee.

INCLUDED in this description but expressly excluded is a 1.233 acre tract conveyed to Golden Gallon (Map 067, Parcel 151.01) as recorded in Deed Book 224, Page 548, Register's Office of Coffee County, Tennessee which is subject to easements of record contained in Deed Book 224, Page 548, Register's Office of Coffee County,

Tennessee.

BEING PART OF THE SAME PROPERTY CONVEYED TO LINDA SUE JACKSON, **(1/4 UNDIVIDED INTEREST)**; JAMES R. JARRELL, JACQUELINE JARRELL KOSS & STANLEY M. JARRELL, **(1/4 UNDIVIDED INTEREST)**; HUGH ALLEN TAYLOR, HERSCHEL S. TAYLOR, JOEL H. TAYLOR, JOHN MARK TAYLOR & ELIZABETH HENDERSON, **(1/4 UNDIVIDED INTEREST)**; AND GARY McDUFFIE AND BENNIE McDUFFIE, **(1/4 UNDIVIDED INTEREST)**.

SCHEDULE B

Commitment No.: 2015-0860

- I. The following are the requirements to be complied with:
1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
 - (a) The Company requires the payment of all taxes and assessments and any penalties and interest for the year 2014 in the amount of \$2,169.00 for County, which were PAID on 8/4/2015; and in the amount of \$1,693.30 for City, of which \$1,225.53 was PAID leaving a balance of \$467.77, which is PAST DUE. This payoff amount is good until 9/30/2015.
 - (b) The Company requires for its review a satisfactory Warranty Deed in the amount of (TBD) from James Jarrell and Stanley Jarrell to (Going To Auction), conveying the title to the land. The Deed must then be signed, delivered and recorded.
 - (c) The Company requires for its review a satisfactory Deed of Trust in the amount of (TBD) by Going To Auction to (TBD). The Deed of Trust must then be signed, delivered, and recorded.
 - (d) All Heirs-at-law and Devisees to provide proof of proper vesting.
 - (e) A 2006 ALTA 9 Endorsement will be issued with final loan policy.
 - (f) A 2006 ALTA 8.1 Endorsement will be issued with final loan policy.

NOTE: All policies are issued on the 2006 ALTA forms.

- II. 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. 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 proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
 - (d) Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
 - (e) Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.
 - (f) Restrictions upon the use of the premises not appearing in the chain of title to the land.
 3. Special Exceptions:

- (a) Taxes and assessments for the year 2015 in the estimated amount of \$2,169.00 for County and in the amount of \$1,693.00 for City and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 67-151.00, which are not due until 10/1/2015.
- (b) Easements and Agreements of record in Book 224, Page 548 and Book 193, Page 185, Register's Office for Coffee County, Tennessee.
- (c) Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.