

Lawyers Title Insurance Corporation



**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

- 1. Effective Date: July 12, 2007 @ 08:00 AM File No.: 88050

- 2. Policy or policies to be issued:
 - (a) ALTA Own. Policy (10/17/92) Amount: \$
 Proposed Insured:
 TO BE DETERMINED

 - (b) ALTA Loan Policy (10/17/92) Amount: \$
 Proposed Insured:

- 3. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:
 BankEast

- 4. The land referred to in this Commitment is described as follows:
 See Exhibit "A" attached hereto.

Countersigned:
TENNESSEE VALLEY TITLE INSURANCE CO.

By: Tracey M. Axtell
Tracey M. Axtell

Tennessee Valley Title Insurance Co.
1500 First Tennessee Plaza
Knoxville, TN 37929

Commitment No.: 88050
Schedule A

This commitment is invalid unless the
Insuring Provisions and Schedules A and B
are attached.

SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

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. Furnish an accurate, current survey and surveyor's inspection report on attached form.
5. Satisfaction and release of record the Notice of Lien filed by the City of Knoxville, in the amount of \$200.00, dated June 14, 2007, and recorded in Instrument #200706140102914, in the Knox County Register's Office.
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 BankEast vesting fee simple title in purchaser to be determined.

NOTE: We must be furnished certified copy of corporate resolutions authorizing the sale and execution and delivery of this deed.

NOTE: We must be furnished a current certificate of good standing from the Secretary of State of Tennessee.

NOTE: 2006 Knox County and Knoxville City taxes on CLT #081CK-037 have been paid as follows:
County - \$446.26
City - \$439.48.

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Schedule B - Section I

Valid only if Insuring Provisions and
Schedules A and B are attached

SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following 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 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, 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, Items 4 and 5 hereinabove may be amended and/or deleted.

7. Taxes for the year 2007, a lien, but not yet due or payable, and all taxes for subsequent years.
8. Matters depicted or disclosed by map of record in Map Cabinet A, Slide 54C (formerly Map Book 3, page 1), in the office of the Knox County Register of Deeds.

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SCHEDULE B - SECTION II

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EXHIBIT "A"

SITUATED in District Two of Knox County, Tennessee, within the 17th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 147, in Scotts Park Addition, as the same appears of record in Map Cabinet A, Slide 54-C, (Map Book 3, page 1), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to BankEast by Substitute Trustee's Deed from Wilson S. Ritchie, Substitute Trustee, dated June 1, 2007, of record in Instrument #200706060100395, in the Knox County Register's Office.

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Exhibit A

Valid only if Insuring Provisions and
Schedules A and B are attached