

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE A
COMMITMENT

Application Number: 15672(A)

1. Commitment Date: May 9, 2007 at 8:00 a.m.

2. Policy (or Policies) to be issued:

(a) ALTA OWNER'S POLICY 10-27-92 Policy Amount \$ TO BE DETERMINED
Proposed Insured: PURCHASER

(b) ALTA LOAN POLICY 10-17-92 Policy Amount \$
Proposed Insured, **its successors and/or assigns**

(c) ALTA RESIDENTIAL OWNER'S POLICY (1987) Policy Amount \$
Proposed Insured:

3. Title to the Fee Simple estate or interest in the land described in this Commitment is owned, at the Commitment Date by:

James M. Deaderick

4. The land referred to in this Commitment is described as follows:

SITUATED in the Ninth(9th) Civil District of Knox County, Tennessee, and consisting of 4.21 acres more or less on the west right of way of Dick Ford Lane and the north right of way of Grandeur Drive said property being more particularly described as follows:

BEGINNING at an iron pin in the north right of way of Grandeur Drive said iron pin being located at the point of intersection of the north right of way of Grandeur Drive and west right of way of Dick Ford Lane; thence with the north right of way of Grandeur Drive South 76 deg. 01 min. 08 sec. West 264.51 feet to an iron pin; thence with the line of Grandview Subdivision the following calls and distances: North 21 deg. 18 min. 58 sec. West 115.34 feet to an iron pin; thence North 53 deg. 24 min. 02 sec. West 118.85 feet to an iron pin; thence North 36 deg. 37 min. 12 sec. East 149.73 feet to an iron pin; thence North 17 deg. 47 min. 50 sec West 85.04 feet to an iron pin; thence North 16 deg. 04 min. 58 sec. East 212.99 feet to an iron pin; thence North 83 deg. 52 min. 14 sec. East 252.01 feet to an iron pin in the west right of way of Dick Ford Lane; thence with the west right of way of Dick Ford Lane the following calls and distances: South 7 deg. 28 min. 47 sec. West 258.18 feet to an iron pin; thence South 2 deg. 21 min. 45 sec. East 260.33 feet to an iron pin; thence with a curve to the right said curve having a chord call South 36 deg. 49 min. 42 sec. West a chord distance of 38.75 feet (radius=25 feet, arc=34.2 feet) to an iron pin the place of BEGINNING according to the survey by John T. Adams, Adams Consulting Engineers, dated March 16, 1979 bearing Drawing Number FB10.

BEING a part of the same property conveyed to James M. Deaderick by Warranty Deed June 18, 1990, of record in Deed Book 2012, Page 138 of record in the Register's Office for Knox County, Tennessee.

**FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B -- SECTION I
COMMITMENT**

REQUIREMENTS

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must 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.
- (e) Proper Warranty Deed from James M. Deaderick, and wife, Melanie Deaderick to PURCHASER to be placed of record in the Register's Office for Knox, Tennessee.
- (f) 2006 Knox County taxes are paid in the amount of \$217.00; CLT CODE: 137/001; Assessment \$8,050.00. (Part of)
- (g) Purchaser should be advised that there is not plat of record on the property. Prior to transferring the property or obtaining a building permit is may be necessary to place plat of record.
- (h) Spouse, if any should join in conveyance of subject property

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SCHEDULE B -- SECTION II
COMMITMENT**

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

- (a) Facts which would be disclosed by a comprehensive survey of the premises herein described.
- (b) Rights or claims of parties in possession.
- (c) Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
- (d) Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
- (e) Taxes for 2007 and subsequent years are a lien but not yet due and payable.
- (f) Subject to 10 foot utility and drainage easement as shown on plat of survey.

NOTE: No insurance is afforded as to the exact amount of area or acreage contained in the herein described property.