

Fidelity National Title Insurance Company

Commitment Number: 86459

**SCHEDULE A**

1. Commitment Date: December 30, 2006 at 08:00 AM
2. Policy (or Policies) to be issued: Policy Amount
  - (a) Owner's Policy ( ALTA Own. Policy (10/17/92) )  
Proposed Insured:  
TO BE DETERMINED \$ TBD
  - (b) Loan Policy ( ALTA Loan Policy (10/17/92) )  
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:  
Linda M Price, Trustee of The Linda M. Price Revocable Living Trust
4. The land referred to in the Commitment is described as follows:  
SEE SCHEDULE C ATTACHED HERETO

**TENNESSEE VALLEY TITLE INSURANCE CO.**

By: Tracey J. McMillan  
Tracey J. McMillan



# FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT 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. Payment of 2006 Knox County taxes as follows:

CLT #094DL-012

County - 2006 County taxes DUE and payable in the amount of \$3,075.00.

City - NOTE: 2006 Knoxville City taxes have been PAID in the amount of \$3,212.39.

NOTE: 2006 Knox County and Knoxville City taxes have been paid on the following tax parcels:

CLT #094DL-009.

County - Paid in amount of \$39.00.

City - Paid in amount of \$40.46.

CLT #094DL-010.

County - Paid in amount of \$39.00.

City - Paid in amount of \$40.46.

CLT #094DL-011

County - Paid in amount of \$125.00.

City - Paid in amount of \$130.38.

6. 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 Linda M. Price was unmarried at the time she conveyed subject property to Linda M. Price, Trustee of The Linda M. Price Revocable Living Trust, by deed dated October 15, 2001, of record in Instrument #200111090037437, in the Knox County Register's Office.
7. 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 Linda M. Price, Trustee of The Linda M. Price Revocable Living Trust, vesting fee simple title in purchaser(s) to be determined.

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



# FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT

### SCHEDULE B - SECTION II

#### Exceptions

This 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 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 and all taxes for subsequent years.
8. Matters depicted or disclosed by map of record in Map Book 5, page 158, in the office of the Knox County Register of Deeds.

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



# FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK

## COMMITMENT

### SCHEDULE C

#### Legal Description

TRACT ONE: (Tax Map 094DL, Parcel 009)

SITUATED in the Second Civil District of Knox County, Tennessee, within the 7th Ward of the City of Knoxville, Tennessee, and fronting 25 feet on the east side of Lamar Street and running back between parallel lines 102 feet, more or less, in depth.

TRACT TWO: (Tax Map 094DL, Parcel 010)

SITUATED in the Second Civil District of Knox County, Tennessee, within the 7th Ward of the City of Knoxville, and being more particularly described as follows:

One town lot in Staub Van Gilder and Henderson's Addition to Knoxville, and market in the map of above firm No. 345, and bounded as follows: BEGINNING on the east side of Lamar Street on the line of Lot No. 347 at a stake; thence in a southeasterly easterly direction along Lamar Street fifty (50) feet to a stake on the line of Lot No. 343; thence east 102.75 feet to a stake to a 10 foot alley; thence north with said alley 50 feet to a stake; thence west 102.75 feet to the BEGINNING on Lamar Street, this being a piece of land or town lot, of 50 feet front and 102.75 feet depth, and lying between Lots 343 and 347.

TRACT THREE: (Tax Map 094DL, Parcels 011 and 012)

SITUATED in the Second Civil District of Knox County, Tennessee, within the 7th Ward of the City of Knoxville, Tennessee, and being all of Lots 347, 349 and 351, in the Staub, VanGilder and Henderson's Addition, according to the map of the same of record in Map Book 5, page 158, in the Register's Office for KNOX County, Tennessee, said property being bounded and described as shown on the map of aforesaid addition to which map specific reference is hereby made for a more particular description.

BEING part of that property conveyed to Linda M. Price, Trustee of The Linda M. Price Revocable Living Trust, by Warranty Deed from Linda M. Price, dated October 15, 2001, of record in Instrument #200111090037437, in the Knox County Register's Office.

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