

Old Republic National Title Insurance Company

Commitment Number: 06-6258H

**SCHEDULE A**

**\*\*TO BE DETERMINED\*\***

384 Oakland Road  
Sweetwater, Tennessee 37874

1. Commitment Date: June 12, 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\*\***

(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:  
Truman C. Tucker

4. The land referred to in the Commitment is described as follows:  
SEE SCHEDULE C ATTACHED HERETO

**TITLE INSURANCE COMPANY**

By: Karen K. Bonebrake  
Authorized Officer or Agent

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**SCHEDULE B - SECTION I  
REQUIREMENTS**

The following requirements must be met:

1. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
  - A. Warranty Deed from Truman C. Tucker and wife, Rebecca F. Tucker to \_\_\_\_\_ conveying the premises described in Schedule C hereof.
2. Pay full consideration to, or for the account of, the Grantors or Mortgagors.
3. Pay all taxes, charges levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid and have released of record all liens or notice of intent to perfect a lien for labor or material.
5. Pay and have released that Deed of Trust dated 9/14/2005 and recorded 10/11/2005 in Trust Book Q-21, page 755 in the Register's Office of Monroe County, Tennessee; executed by Truman Tucker a/k/a Truman C. Tucker and Rebecca F. Tucker and to secure AmSouth Bank in the original amount of \$250,000.00.

2005 Monroe County taxes, Bill #24740, in the amount of \$724.00 were paid on 2/13/2006.

2005 Monroe County taxes, Bill #24739, in the amount of \$128.00 were paid on 2/13/2006.

2005 Sweetwater City taxes, Bill #2827, in the amount of \$445.00 were paid on 2/13/2006.

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**SCHEDULE B - SECTION II  
EXCEPTIONS**

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

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.

1. Any governmental zoning and/or subdivision ordinance or regulation in effect thereon.
2. All assessments and taxes due in 2006, and thereafter, which are not yet due and payable.
3. Need proof of death on Byrl Billingsley Upton, who retained a Life Estate in Deed Book 146, Page 573, in the said Register's Office.
4. Application for Greenbelt Assessment.
5. Oil and Gas Lease of record in Misc. Book 56, Page 391, in the said Register's Office.
6. Right of way of Oakland Road.
7. Phone and Pipe Line Easements, as set out in Deed Book 129, Page 560, in the said Register's Office.

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**SCHEDULE C  
PROPERTY DESCRIPTION**

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

Tract One:

Lying and being in the First Civil District of Monroe County, Tennessee, and being more particularly described as follows: BEGINNING at a corner with John Gibboney, at an iron rod; thence South 11 degrees West 146 feet to a stake at Kingston Road; thence with the road, South 74 degrees 45 minutes West 122 feet to a stake; thence North 88 degrees 45 minutes West 284 feet to a stake; thence North 71 degrees 50 minutes West 80 feet to a stake; thence North 71 degrees West 285 feet to a stake at road; thence North 11 degrees 50 minutes East 316 feet to a stake; thence North 712 feet to a stake at bend of road; thence North 86 degrees 40 minutes East with fence, 641 feet to an iron rod, corner with John Gibboney; thence with John Gibboney line, South 04 degrees East 1010 feet to the beginning corner.

BEING the same property conveyed to Truman C. Tucker by Warranty Deed dated 6/22/1974 and recorded in Deed Book 129, Page 560, in the Register's Office for Monroe County, Tennessee.

Tract Two:

Situated in the First Civil District of Monroe County, Tennessee. BEGINNING on the north side of the Pond Creek Road corner, corner with the Hardy Moody land and running north with the Moody line to a corner with the Moody and Gus Moore land; thence east with the Moore line to a corner with the land known as the Tom Dickey land; thence south with the Dickey and Upton lines to the Pond Creek Road; thence west with the Pond Creek Road to the beginning.

BEING the same property conveyed to Truman C. Tucker by Clerk's Deed dated 5/19/1977 and recorded in Deed Book 142, Page 28, in the Register's Office for Monroe County, Tennessee.

Tract Three:

LYING AND BEING in the First Civil District of Monroe County, Tennessee, and more particularly described as follows: BOUNDED on the North by the three (3) acre tract which I own, formerly the property of Tom Dickey; on the East by the lands of the heirs of Mose Dickey, now owned by John Gibboney, Jr.; on the South by the lands of John Gibboney, formerly Tom Dickey; on the West by the lands of the heirs of Joe Keller, deceased, formerly Tom A. Aldridge, and is the homestead where I now live.

BEING the same property conveyed to Truman Tucker by Warranty Deed dated 10/14/1985 and recorded in Deed Book 174, Page 546, in the Register's Office for Monroe County, Tennessee.