

Commonwealth Land Title Insurance Company

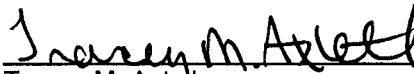
Commitment Number: 93590A

**SCHEDULE A**

1. Commitment Date: July 29, 2009 at 08:00 AM
2. Policy (or Policies) to be issued: Amount
  - (a) Owner's Policy ( ALTA Own. Policy (06/17/06) )  
Proposed Insured:  
TO BE DETERMINED (IN AMOUNT TO BE DETERMINED)
  - (b) Loan Policy ( ALTA Loan Policy (06/17/06) )  
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by  
Susan D. King, Trustee of The Susan D. King Revocable Living Trust u/a dated May 31, 1996, amended and restated July 6, 2005, and  
Harold G. King, Trustee of The Harold G. King Revocable Living Trust u/a dated May 31, 1996, amended and restated July 6, 2005.
4. The land referred to in the Commitment is described as follows:  
SEE EXHIBIT A ATTACHED HERETO

**Tennessee Valley Title Insurance Co.**

By:

  
Tracey M. Axtell

Commonwealth Land Title Insurance Company

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**SCHEDULE B - SECTION I  
REQUIREMENTS**

The following requirements must be met:

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 2008 Blount County taxes in the amount of \$1,448.00 (July rate). CLT #106AIA-013.
6. Cancellation and release of record the Deed of Trust from Harold G. King and wife, Susan D. King, to Kenneth Clark Hood, Trustee for American Fidelity Bank, a Greene County Bank Office, in the original amount of \$4,400,000.00, dated September 4, 2003, and recorded in Record Book 1275, page 235, in the Register's Office for Blount County, Tennessee.
7. Cancellation and release of record that portion of the property described herein from the lien of the Amended and Restated Tennessee Mortgage Deed of Trust with Security Agreement and Assignment of Rents and Lease from Susan King, Successor Trustee under the Harold G. King, a/k/a H. G. King, a/k/a H. G. King, Sr., to Kenneth Clark Hood and Mary D. Miller, Trustees for GreenBank, f/k/a Greene County Bank, d/b/a American Fidelity Bank, dated December 28, 2007, and recorded in Record Book 2183, page 2739, in the Register's Office for Blount County, Tennessee. (INCLUDES OTHER PROPERTY.)
8. Release of that property described herein from the Absolute Assignments of Leases, Rents, Profits and Contracts from Harold G. King, a/k/a H. G. King, a/k/a H. G. King, Sr., and Susan King, Successor Trustee under the Harold G. King Revocable Living Trust u/a May 31, 1996, as amended and restated July 6, 2005, to GreenBank, f/k/a Green County Bank, d/b/a American Fidelity Bank, dated December 28, 2007, and recorded in Record Book 2183, page 2853, in the Register's Office for Blount County, Tennessee. (Includes other property.)
9. Termination and release of record the UCC Financing Statement showing Susan G. King, Successor Trustee of The Harold G. King Revocable Living Trust u/a May 31, 1996, amended and restated July 6, 2005, as "Debtor" and GreenBank as "Secured Party", dated January 29, 2008, and recorded in Record Book 2185,k page 1741, in the Register's Office for Blount County, Tennessee.
10. Satisfaction and release of record the following claims against the estate of Harold G. King:
  - a. Claim filed in favor of Branch Banking and Trust Company, in the amount of \$32,789.62.
  - b. Claim filed in favor of GreenBank, in the amount of \$100,000.00.
  - c. Claim filed in favor of GreenBank, in the amount of \$4,126,347.03.
11. Obtain a TennCare release for the Estate of Harold G. King.

**SCHEDULE B - SECTION I  
REQUIREMENTS  
(Continued)**

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12. Obtain a non-taxable certificate for the Estate of Harold G. King.
13. 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 Susan D. King, Trustee of The Susan D. King Revocable Living Trust u/a dated May 31, 1996, amended and restated July 6, 2005, and Susan D. King, Personal Representative of the Estate of Harold G. King, and Susan D. King, Successor Trustee of the Harold G. King Revocable Living Trust u/a May 31, 1996, amended and restated July 6, 2005, vesting fee simple title in purchaser to be named.

NOTE: We must be furnished evidence that the named Trustee of the Harold G. King Revocable Living Trust u/a May 31, 1996, amended and restated July 6, 2005 is holding title in capacity as Trustee pursuant to the terms and provisions of a viable trust agreement and that the named Trustee has full power of sale, without joinder of the beneficiaries of the aforementioned Trust.

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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.

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.
7. Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-601, et seq., which have not been assessed and are not payable, as of the date of this Policy.

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.

8. Taxes for the year 2009, a lien, but not yet due or payable, and all taxes for subsequent years.
9. Matters depicted or disclosed by map of record in Map File 1194A and 1194B, in the office of the Blount County Register of Deeds.
10. NOTE: This policy does not insure the exact square footage and/or acreage set out in the description in Schedule A hereof.

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**EXHIBIT A**  
**PROPERTY DESCRIPTION**

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

SITUATED in District Fifteen of Blount County, Tennessee, and being Tract 13R, according to the replat of Tracts 13, 14, 15 and an additional tract and containing 21.97 acres, more or less, and being more particularly described as follows:

BEGINNING at an iron pin in the western right of way line of Bear Den Road (Private 50 ft. right of way) and further being a common corner of Tract 16 of Bear Den Subdivision; thence with Tract No. 16, North 70 deg. 35 min. 29 sec. West, 194.71 feet to an iron pin; thence North 70 deg. 35 min. 29 sec. West, 250.00 feet to an iron pin, being a corner to the remaining land of Regal Real Estate Company; thence with Regal Real Estate Company, North 05 deg. 21 min. 58 sec. East, 712.34 feet to an iron pin; thence North 66 deg. 33 min. 14 sec. East, 500.00 feet to an iron pin; thence South 82 deg. 34 min. 59 sec. East, 747.84 feet to an iron pin; thence South 03 deg. 40 min. 23 sec. East, 569.38 feet to an iron pin located in the northern right of way line of Bear Den Road; thence with said right of way line of Bear Den Road as follows: (1) South 68 deg. 24 min. 36 sec. West, 100.86 feet to a point; thence (2) South 73 deg. 38 min. 20 sec. West, 216.58 feet to a point; thence (3) South 80 deg. 38 min. 10 sec. West, 113.40 feet to a point; thence (4) South 80 deg. 38 min. 10 sec. West, 113.40 feet to a point; thence (5) South 80 deg. 38 min. 10 sec. West, 105.00 feet to a point; thence (6) South 71 deg. 27 min. 22 sec. West, 39.91 feet to a point; thence with a curve to the right along the Eastern right of way line of Katydid Curve Road, having a radius of 25.00 feet, an arc distance of 33.23 feet and a chord bearing and distance of North 70 deg. 27 min. 36 sec. West, 30.84 feet to a point; thence with the Eastern right of way line of Katydid Curve Road as follows: North 32 deg. 22 min. 48 sec. West, 96.44 feet to a point; thence with a curve to the right having a radius of 75 feet, an arc distance of 156.32 feet and a chord bearing and distance of North 27 deg. 19 min. 45 sec. East, 129.52 feet to a point; thence North 87 deg. 02 min. 18 sec. East, 80.80 feet to a point located in the cul de sac of Katydid Curve Road; thence with said cul de sac with a curve to the left having a radius of 50.00 feet, an arc distance of 53.34 feet and a chord bearing and distance of South 71 deg. 03 min. 48 sec. East, 50.85 feet to a point; thence with the terminus of said cul de sac with a curve to the left, having a radius of 50.00 feet, an arc distance of 157.08 feet, and a chord bearing and distance of North 11 deg. 37 min. 37 sec. West, 100.00 feet to a point; thence continuing with said cul de sac with a curve to the left, having a radius of 50.00 feet, an arc distance of 50.91 feet and a chord bearing and distance of South 49 deg. 12 min. 21 sec. West, 48.74 feet to a point located in the northern right of way line of Katydid Curve Road; thence continuing with said right of way line of said road, as follows: (1) South 87 deg. 02 min. 17 sec. West, 74.42 feet to a point; thence with a curve to the left having a radius of 125 feet, an arc distance of 173.37 feet and a chord bearing and distance of South 47 deg. 18 min. 20 sec. West, 159.80 feet to a point; thence (2) with a curve to the left, having a radius of 125 feet, an arc distance of 87.16 feet and a chord bearing and distance of South 12 deg. 24 min. 13 sec. East, 85.41 feet to a point; thence (3) South 33 deg. 19 min. 20 sec. East, 84.51 feet to a point; thence (4) with a curve to the right having a radius of 25 feet, an arc distance of 45.37 feet and a chord bearing and distance of South 18 deg. 39 min. 51 sec. West, 39.39 feet to a point located in the northern right of way line of Bear Den Road; thence with said right of way line of Bear Den Road, South 73 deg. 39 min. 21 sec. West, 132.54 feet to a point; thence continuing with said right of way line of Bear Den Road with a curve to the left having a radius of 150 feet, an arc distance of 218.25 feet and a chord bearing and distance of South 34 deg. 24 min. 34 sec. West, 199.50 feet to the point of BEGINNING.

THERE IS CONVEYED HERewith right of ingress and egress over the private right of way to and from the public road.

BEING part of that property conveyed to Susan D. King, Trustee of The Susan D. King Revocable Living Trust u/a May 31, 1996, amended and restated July 6, 2005, by deed dated November 10, 2005, and recorded in

**EXHIBIT A**  
(Continued)

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Record Book 2094, page 2465; and  
BEING part of that property conveyed to Harold G. King, Trustee of The Harold G. King Revocable Living Trust  
u/a May 31, 1996, amended and restated July 6, 2005, by deed dated November 10, 2005, and recorded in  
Record Book 2095, page 2457, both in the Register's Office for Blount County, Tennessee.