

Commonwealth Land Title Insurance Company

Commitment Number: 93588

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 Regal Real Estate Company.
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
Tracey M. Axtell

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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 \$650.00 (July rate). CLT #095NA-002.01.
6. Cancellation and release of record the Deed of Trust from Harold G. King, to Kenneth Clark Hood, Trustee for American Fidelity Bank, in the original amount of \$600,000.00, dated July 10, 2001, and recorded in Trust Book 996, page 99; as modified in Misc. Book 219, page 363, in the Register's Office for Blount County, Tennessee.
7. Termination and release of record the UCC Financing Statement showing Susan D. King, Successor Trustee, as "Debtor" and GreenBank as "Secured Party", dated January 29, 2008, and recorded in Record Book 2185, page 1741, in the Register's Office for Blount County, Tennessee. (Includes other property.)
8. 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 Revocable Living Trust u/a dated May 31, 1996, as amended and restated July 6, 2005 and 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 Green County Bank d/b/a American Fidelity Bank, dated December 28, 2007, filed for record in Record Book 2183, page 2739, in the Blount County Register of Deeds Office. (Includes other property.)
9. Cancellation and release of record that portion of the property described herein from the lien of the Deed of Trust from Regal Real Estate Company to Arthur B. Goddard, Trustee for American Fidelity Bank, dated November 24, 1998, and recorded in Trust Book 829, page 100, as modified by instrument recorded in Misc. Book 180, page 7; as modified by instrument of record in Misc. Book 201, page 508; as modified by instrument dated September 4, 2003, recorded in Misc. Book 219, page 363; and as further modified by instrument dated May 10, 2005, recorded in Record Book 2065, page 117, all in the Register's Office for Blount County, Tennessee. (Includes other property.)
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 Regal Real Estate Company, 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.

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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.

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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 more particularly described as follows:

BEGINNING at an iron pin in the southern edge of a 50 foot right of way, said iron pin being located approximately North 60 deg. 22 min. 1060.00 feet from the intersection of the western right of way of Laurel Road and the southern right of way of Hunters Run; thence with the remaining lands of King (WD 502/150), South 44 deg. 17 min. 59 sec. East, 130.17 feet to an iron pin; thence South 56 deg. 40 min. 14 sec. West, 222.67 feet to an iron pin; thence South 50 deg. 36 min. 04 sec. West, 97.23 feet to an iron pin; thence South 60 deg. 26 min. 13 sec. West, 270.29 feet to an iron pin; thence South 49 deg. 02 min. 07 sec. West, 141.94 feet to an iron pin; thence South 87 deg. 48 min. 51 sec. West, 125.94 feet to an iron pin; thence North 48 deg. 37 min. 57 sec. West, 130.24 feet to a point; thence with the curve to the right having a radius of 50.00 feet, an arc distance of 120.29 feet and a chord bearing and distance of North 48 deg. 37 min. 57 sec. West, 93.31 feet to a point; thence North 23 deg. 24 min. 57 sec. West, 295.95 feet to an iron pin; thence North 80 deg. 48 min. 06 sec. East, 148.85 feet to an iron pin; thence South 75 deg. 24 min. 28 sec. East, 77.65 feet to an iron pin; thence North 63 deg. 55 min. 11 sec. East, 58.71 feet to an iron pin; thence North 73 deg. 03 min. 06 sec. East, 81.33 feet to an iron pin; thence North 82 deg. 14 min. 32 sec. East, 91.02 feet to an iron pin; thence North 82 deg. 37 min. 29 sec. East, 95.21 feet to an iron pin; thence North 54 deg. 35 min. 38 sec. East, 76.76 feet to an iron pin; thence North 54 deg. 35 min. 38 sec. East, 40.00 feet; thence 54 deg. 19 min. 01 sec. East, 53.15 feet; thence North 52 deg. 22 min. 03 sec. East, 57.80 feet to an iron pin; thence North 52 deg. 42 min. 13 sec. East, 72.04 feet to an iron pin; thence North 62 deg. 30 min. 31 sec. East, 47.41 feet to an iron pin; thence North 70 deg. 45 min. 53 sec. East, 30.70 feet to an iron pin; thence North 53 deg. 28 min. 03 sec. East, 45.30 feet to an iron pin; thence North 57 deg. 19 min. 15 sec. East, 51.22 feet to an iron pin; thence South 64 deg. 20 min. 13 sec. West, 62.76 feet to an iron pin; thence South 05 deg. 44 min. 20 sec. East, 99.09 feet to an iron pin; thence South 05 deg. 44 min. 20 sec. East, 99.09 feet to an iron pin in the northern edge of a 50 foot right of way; thence with the northern edge of the 50 foot right of way, South 64 deg. 20 min. 13 sec. West, 62.76 feet to an iron pin; thence South 28 deg. 43 min. 29 sec. East, 42.90 feet to the point of BEGINNING, all as shown on the survey of Ricky M. Younger, RLS #1422, 7835 E. Lamar Alexander Parkway, Townsend, TN 37882, dated May 3, 2001, and bearing Job No. 200A.

TOGETHER WITH AND SUBJECT TO a permanent non-exclusive 50 foot ingress and egress easement, and being located 25 feet on either side of centerline, being more particularly described as follows:

BEGINNING at a point in the western edge of Laurel Road; thence South 36 deg. 01 min. 14 sec. West, 76.43 feet to a point; thence South 66 deg. 56 min. 57 sec. West, 63.27 feet to a point; thence South 75 deg. 31 min. 30 sec. West, 50.67 feet to a point; thence South 64 deg. 22 min. 03 sec. West, 62.69 feet to a point; thence South 48 deg. 09 min. 04 sec. West, 54.86 feet to a point; thence South 47 deg. 01 min. 30 sec. West, 92.38 feet; thence South 61 deg. 34 min. 53 sec. West, 60.28 feet to a point; thence South 68 deg. 52 min. 38 sec. West, 156.41 feet to a point; thence South 75 deg. 26 min. 19 sec. West, 42.89 feet to a point; thence South 83 deg. 38 min. 26 sec. West, 78.95 feet to a point; thence South 87 deg. 34 min. 00 sec. West, 59.96 feet to a point; thence South 25 deg. 05 min. 55 sec. West, 64.05 feet to a point; thence South 15 deg. 02 min. 36 sec. West, 32.11 feet to a point; thence South 57 deg. 28 min. 34 sec. West, 76.70 feet to a point; thence South 60 deg. 11 min. 40 sec. West, 149.37 feet to the eastern property line of the hereinabove conveyed property.

BEING property conveyed to Regal Real Estate Company by deed dated July 13, 2009, and recorded in Record Book 2239, page 187, in the Register's Office for Blount County, Tennessee.