

Commonwealth Land Title Insurance Company

Commitment Number: 93581

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 AN 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 Harold G. King Revocable Living Trust u/a 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
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 Notice and Waiver signed by the mortgagors.
4. Furnish a properly executed Owner's Affidavit on attached form.
5. Furnish an accurate, current survey and surveyor's inspection report on attached form.
6. Payment of 2007 and 2008 taxes as follows:

CLT No. 046MH-011(Lot 68)
2008 Blount County taxes are due and delinquent in the amount of \$2,118.00 (July rate)
2008 Alcoa City taxes are due and delinquent in the amount of \$2,226.66 (July rate)
2007 Alcoa City taxes are due and delinquent in the amount of \$2,892.73 (August rate)

CLT No. 046MH-014(Lot 71)
2008 Blount County taxes are due and delinquent in the amount of \$126.00 (July rate)
2008 Alcoa City taxes are due and delinquent in the amount of \$132.35 (August rate)
2007 Alcoa City taxes are due and delinquent in the amount of \$220.83 (August rate)

NOTE: 2007 Alcoa city taxes have been turned over to the Clerk and Master.
7. 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.
8. Obtain a TennCare release for the Estate of Harold G. King.
9. Obtain a non-taxable certificate for the Estate of Harold G. King.
10. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
 - a. File of record a properly executed and acknowledged Deed from 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.

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

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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.
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 3B, in the Blount County Register's Office.

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EXHIBIT A
PROPERTY DESCRIPTION

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

SITUATED in District No. Nine (9) of Blount County, Tennessee, and being within the City of Alcoa and being known and designated as Lot 68 and Lot 71 in the F. W. HANNUM ADDITION, as shown on Map File 3B (formerly Map Book 6, page 6), in the Blount County Register's Office, to which map specific reference is hereby made for a more particular description.

BEING part of the 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 Quit Claim Deed dated November 10, 2005 and recorded in Record Nook 2088, page 95, in the Blount County Register's Office.