

Commonwealth Land Title Insurance Company

Commitment Number: 93578

SCHEDULE A

1. Commitment Date: July 27, 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
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
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 as follows:
2008 - Past due and delinquent in the amount of \$4,196.00 (July rate).

Payment of 2007 and 2008 Alcoa City taxes as follows:

2008 - Past due and delinquent in the amount of \$4,483.50 (August rate).

2007 - Past due and delinquent in the amount of \$5,678.10 (August rate).

NOTE: 2007 taxes have been turned over to the Clerk and Master.

CLT #026LA-012.

6. Satisfaction and release of record the UCC Financing Statement showing Susan King, Successor Trustee of the Harold G. King Revocable Living Trust u/a dated 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, page 1741, in the Register's Office for Blount County, Tennessee.
7. Cancellation and release of record 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, Sr., to Mary D. Miller, Trustee for GreenBank, f/k/a Green County Bank, d/b/a American Fidelity Bank, dated December 28, 2007, and recorded in Record Book 2183, page 2778, in the Register's Office for Blount County, Tennessee.
8. Cancellation and release of record the Deed of Trust from Regal Investment Company to Arthur B. Goddard, Trustee for American Fidelity Bank, dated November 24, 1998, and recorded in Trust Book 829, page 94; as modified by instrument recorded in Misc. Book 190, page 83; as modified by instrument dated September 4, 2003, and recorded in Misc. Book 219, page 363; as modified by instrument dated May 10, 2005, and recorded in Record Book 2065, page 117, all in the Register's Office for Blount County, Tennessee.
9. Release of record 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 dated 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.

SCHEDULE B - SECTION I
REQUIREMENTS
(Continued)

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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.
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, 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 dated May 31, 1996, as amended and restated July 6, 2005, vesting fee simple title in purchaser to be determined.

NOTE: We must be furnished evidence that the named Trustee of the The Harold G. King Revocable Living Trust is holding title in her 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**

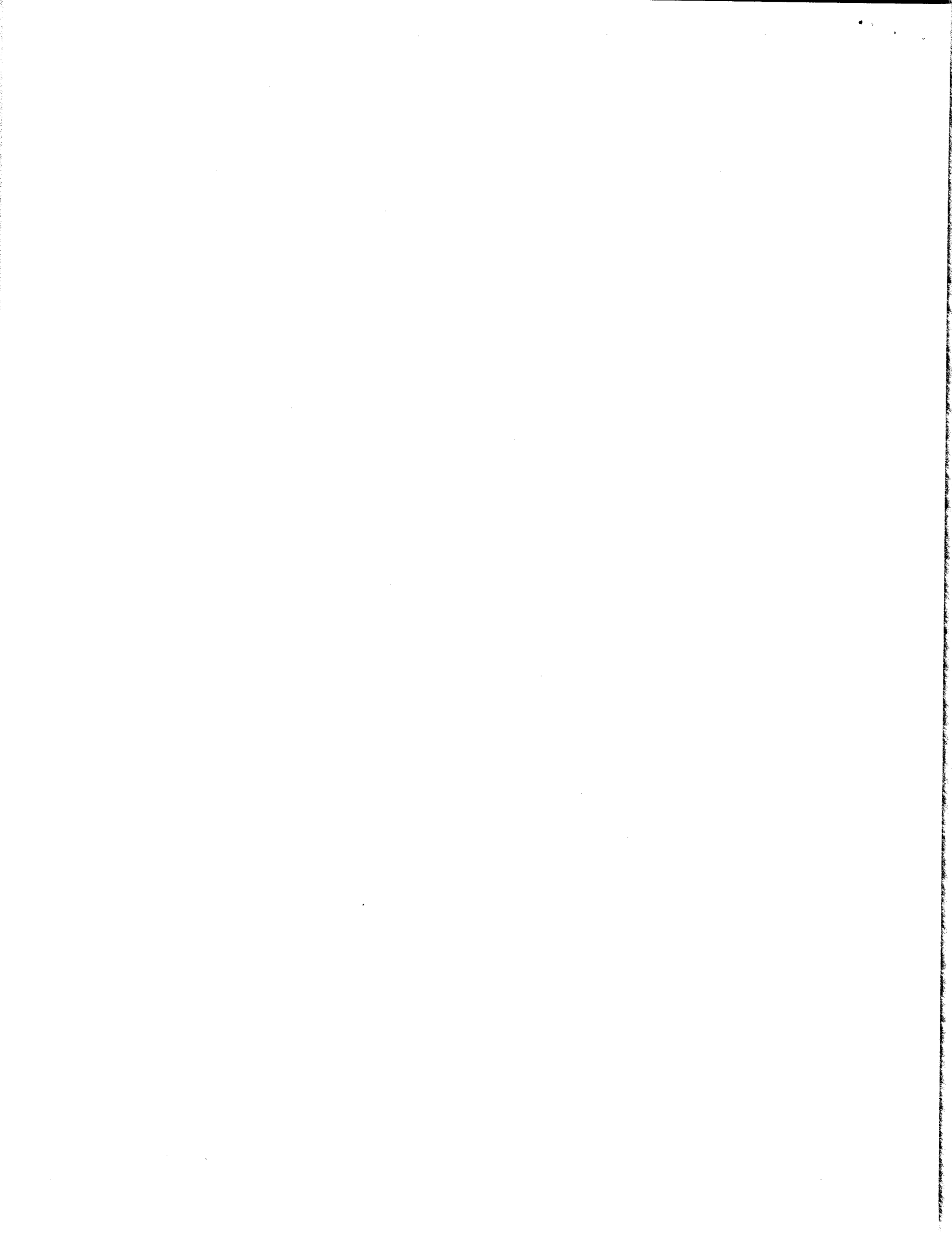
Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

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. NOTE: This policy does not insure the exact square footage and/or acreage set out in the description in Schedule A hereof.
10. Deed of Trust from Harold Gilbert King, Jr. to J. Michael Winchester, trustee for first Tennessee Bank National Association, in the original amount of \$150,000.00, dated February 27, 2007, and recorded in Record Book 2148, page 1395, in the Register's Office for Blount County, Tennessee. NOTE: The policy, when issued, will insure over any loss or damaged incurred by enforcement of said Deed of Trust.



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EXHIBIT A
PROPERTY DESCRIPTION

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

SITUATED in District Eleven (11) of Blount County, Tennessee, and within the Third Ward of the City of Alcoa, and being more particularly described as follows:

BEGINNING at the point of intersection of the center line of Wrights Ferry Road and the Southeast right of way line of Cusick Road, said beginning point being located N. 54 deg. 25 min. 44 sec. W. 45.55 feet from Aluminum Company of America Monument No. 156; thence with the centerline of Wrights Ferry Road, South 4 deg. 13 min. 50 sec. East, 438.85 feet to a point in the centerline of Wrights Ferry Road; thence with the centerline of Wrights Ferry Road, South 6 deg. 48 min. 53 sec. East, 174.79 feet to a point in the centerline of Wrights Ferry Road; thence with the centerline of Wrights Ferry Road, South 9 deg. 30 min. 45 sec. East, 439.65 feet to a point; thence South 78 deg. 30 min. 30 sec. West, 209.23 feet to an iron pin; thence South 9 deg. 30 min. 45 sec. East, 104.28 feet to an iron pin in the line of Aluminum Company of America; thence with the Aluminum South 78 deg. 30 min. 30 sec. West, 355.17 feet to an iron pin, corner to Seaton; thence with Seaton, North 10 deg. 04 min. 30 sec. West, 890.77 feet to an iron pin in the southeast right of way line of Cusick Road; thence with Cusick Road, North 55 deg. 54 min. 15 sec. East, 683.36 feet to the point of BEGINNING, and containing 13.08 acres, more or less, all as shown by survey of Harve Everett, Registered Land Surveyor, dated October 25, 1972.

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 Quit Claim Deed from Harold G. King, dated November 10, 2005, and recorded in Record Book 2088, page 95, in the Register's Office for Blount County, Tennessee.