

Commonwealth Land Title Insurance Company

Commitment Number: 93590

**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  
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 \$39.00 (July rate). CLT #106-001.08.
6. 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.
7. Obtain a TennCare release for the Estate of Harold G. King.
8. Obtain a non-taxable certificate for the Estate of Harold G. King.
9. 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. Rollback taxes as may be applicable pursuant to application for use of land for agricultural purposes filed of record in Record Book 2120, page 1114, 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 all of Tract 2, and more particularly described as follows:

BEGINNING at an iron pin at the southeast corner of Lot 13, Bear Den Subdivision (Map File \_\_\_\_\_); thence North 03 deg. 40 min. 23 sec. West, 569.38 feet to an inaccessible point; thence North 82 deg. 34 min. 59 sec. West, 747.84 feet to an inaccessible point; thence along the line of Kerr (Deed Book 601, page 81), North 63 deg. 13 min. 25 sec. East, 177.67 feet to an inaccessible point; thence North 78 deg. 52 min. 26 sec. East, 171.26 feet to an inaccessible point; then South 74 deg. 40 min. 37 sec. East, 678.81 feet to an inaccessible point; thence North 66 deg. 43 min. 31 sec. East, 83.92 feet to an inaccessible point; thence North 52 deg. 54 min. 11 sec. East, 511.86 feet to an inaccessible point; then North 59 deg. 42 min. 21 sec. East, 627.21 feet to an inaccessible point; thence North 78 deg. 20 min. 20 sec. East, 416.51 feet to an inaccessible point; thence South 65 deg. 44 min. 55 sec. West, 364.94 feet to an inaccessible point; thence South 50 deg. 10 min. 43 sec. West, 250.55 feet to an inaccessible point; thence South 21 deg. 32 min. 16 sec. East, 331.20 feet to an inaccessible point; thence South 72 deg. 19 min. 59 sec. West, 163.69 feet to an inaccessible point; thence South 60 deg. 51 min. 38 sec. West, 81.16 feet to an inaccessible pint; thence South 69 deg. 00 min. 26 sec. West, 266.15 feet to an inaccessible point; thence South 64 deg. 12 min. 59 sec. West, 73.27 feet to an inaccessible point; thence South 57 deg. 26 min. 04 sec. West, 128.10 feet to an inaccessible point; thence South 32 deg. 34 min. 04 sec. West, 100.90 feet to an inaccessible point; thence South 57 deg. 17 min. 24 sec. West, 61.93 feet to an inaccessible point; thence South 74 deg. 39 min. 26 sec. West, 93.63 feet to an inaccessible point; thence South 49 deg. 33 min. 14 sec. West, 168.47 feet to an inaccessible point; thence South 53 deg. 25 min. 26 sec. West, 201.50 feet to an inaccessible point; thence South 56 deg. 45 min. 19 sec. West, 117.74 feet to the point of BEGINNING, containing 15.61 acres, according to survey of Little River Surveying Company, dated December 6, 1996 (Job #460C).

BEING the same 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 Quit Claim Deed from Susan D. King, dated November 10, 2005, and recorded in Record Book 2095, page 2451, in the Register's Office for Blount County, Tennessee;

and  
BEING the same 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 2095, page 2454, in the Register's Office for Blount County, Tennessee.