

Commonwealth Land Title Insurance Company

Commitment Number: 93583

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 AN AMOUNT OT 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

Commonwealth Land Title Insurance Company

Commitment Number: 93583

**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 2008 Blount County taxes which are due and delinquent in the amount of \$5,246.00. (July rate) CLT No. 095KF-012.02.
7. 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.
8. 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 2803 in the Register's Office for Blount County, Tennessee.
9. Cancellation and release of record the Deed of Trust from Harold G. King to Kenneth Clark Hood, Trustee for American Fidelity Bank, dated July 2, 1999, and recorded in Trust Book 870, page 438, 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.
10. 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.
11. 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.

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

Commitment Number: 93583

12. Obtain a TennCare release for the Estate of Harold G. King.
13. Obtain a non-taxable certificate for the Estate of Harold G. King.
14. 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 duly authorized, properly executed and acknowledged Deed from Regal Real Estate Company, a Tennessee corporation, vesting fee simple title in purchaser to be named.
 - b. NOTE: We must be furnished certified copy of corporate resolutions authorizing the sale and execution and delivery of this deed.
 - c. NOTE: We must be furnished a current certificate of good standing from the Secretary of State of Tennessee.

Commonwealth Land Title Insurance Company

Commitment Number: 93583

**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, and all taxes for subsequent years.
9. Matters depicted or disclosed by map of record in Small Plat Book 4, page 492, in the Blount County Register's Office.
10. Covenants and restrictions filed of record Deed Book 564, page 245, in the office of the Blount County Register of Deeds, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
11. Subject to to a 50 foot permanent, non-exclusive easement for ingress and egress of record in Deed Book 564, page 245, in the Blount County Register's Office.

Commonwealth Land Title Insurance Company

Commitment Number: 93583

**EXHIBIT A
PROPERTY DESCRIPTION**

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

SITUATED in District No. Fifteen (15) of Blount County, Tennessee and being known as all of Tract No. 1 of the MCELLIGOTT PROPERTY SUBDIVISION, as the same appears of record in Small Plat Book 4, page 492, in the Register's Office for Blount County, Tennessee and according to the survey of Little River Surveying Company, Townsend, Tennessee, dated March 10, 1995, Job No. 410-1 and being more particularly described as follows:

COMMENCING at a point at the intersection of Laurel Valley Road; thence North 49 deg. 15 min. 38 sec. West, a distance of 101.26 feet to the point of beginning; thence North 20 deg. 41 min. 26 sec. West, a distance of 77.83 feet to an iron pin in the west right of way of Laurel Road; thence with said right of way, North 27 deg. 27 min. 03 sec. West, a distance of 39.06 feet to an iron pin; thence North 29 dg. 40 min. 48 sec. West, a distance of 128.86 feet to an iron pin; thence leaving said right of way, South 67 deg. 54 min. 26 sec. West, a distance of 283.21 feet to an iron pin; thence South 11 deg. 15 min. 32 sec. East, a distance of 104.05 feet to an iron pin; thence South 47 deg. 52 min. 31 sec. East, a distance of 229.61 feet to an iron pin; thence North 50 deg. 03 min. 01 sec. East, a distance of 55.60 feet to an iron pin; thence North 52 deg. 11 min. 25 sec. East a distance of 175.28 feet to the point of beginning, containing approximately 1.82 acres.

TOGETHER with and subject to a 50 foot permanent, non-exclusive easement for ingress and egress of record in Deed Book 564, page 245 and shown by map of record.

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