

RELIABLE TITLE & ESCROW LLC
1104 Tusculum Blvd., Suite 310
Greeneville, Tennessee 37745

TITLE OPINION

THIS IS TO CERTIFY, that I, M. Todd Jackson, Attorney, have made a careful examination of the public records of Washington County, Tennessee, as indexed, as the same relates to the parcel of real estate situated in said County, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This examination was made as of the 8th day of September, 2010, and, as of the date of such examination, fee simple title was vested in Richard Fred Burgess, Marsha Jane Burgess, John Kenneth Burgess, I, Sue Ella Burgess and James Douglas Shaw, sole legal heirs to the R. Ernestine Shaw Estate, as tenants in common by Personal Representatives Deed, dated March 10, 2009, and recorded March 12, 2009 in Deed Book 636, page 399 said Register's Office, subject to the following:

I. **TAXES:** Map & Parcel: 106 - 059.00A

- 2009 County Tax has been paid in the amount of \$482.30, receipt number 49055.

II. **RESTRICTIONS, CONDITIONS, AND EASEMENTS:**

Subject to easement of record in Miscellaneous Book 46, page 452.

III. **DEEDS OF TRUST AND/OR PURCHASE LIENS:**

None of record

IV. **OTHER:** Subject to Greenbelt and therefore may be subject to Rollback taxes at time of sale.

V. This title report does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens; (g) accuracy of the index books of the Register's Office for said County; (h) any matters not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouse of past owners not revealed in the instrument); (o) any instrument executed by a minor; or (p) lack of corporate capacity in the event a corporation is in the chain of title.

This report is also subject to claims in fixtures arising under the Uniform Commercial Code and provisions of the Truth in Lending or similar law and Governmental building and zoning regulations and the possibility of the assessment of roll back taxes.

The items under No. V are matters which would not be revealed by an examination of the records of the Register's Office of said County, and therefore, are matters in which we have no means of securing the necessary information. The matters under (a), (b), (c), (d), and (e) could be protected against by an accurate survey by a qualified licensed surveyor. Item (f), unrecorded liens, could be guarded against by inspection of the premises for new improvements, and if such appear to have been present, the utilization of the notice of completion and waiting ten (10) days to close as per T.C.A. 64-1145, et seq. The remaining items listed under No. V, (g) through (p), may

be insured against by the utilization of title insurance, and should you desire more information in that regard, we would be pleased to discuss same with you and our position, if you desire, to arrange for title insurance to be secured.

VI. There is also excepted and not certified by this certificate the possibility of any liens or claims asserted by Federal, State, or other governmental entities as a result of hazardous or toxic wastes being disposed of or stored on said property.

This title examination is issued for the sole use and benefit of:

Brad Johnston

This is an opinion for the record title as of: **September 8, 2010** at 8:00 a.m.

A handwritten signature in cursive script, reading "M. Todd Jackson", is written over a horizontal line.

Reliable Title & Escrow
By: M. Todd Jackson

EXHIBIT A

PARCEL I: SITUATED in the First (1st) Civil District of Washington County, Tennessee, adjoining land of A. H. Burgess, Sarah Gillis and probably others and bound as follows, to-wit:

BEGINNING at a planted rock on A. H. Burgess line, Sarah Gillis corner; thence S. 28-15 E. 33 poles 20 links to a rock; thence S. 16-40 W. 65 poles to a planted rock; thence N. 77 W. 66 poles to a rock, Gillis line; thence N. 4 E. 59 poles 20 links to a rock; then S. 82-30 E. 19 poles to a rock; thence N. 3-36 E. 12 poles 5 links to a rock; thence 16 poles to Burgess corner; then S. 86 E. 32 poles 20 links to the **BEGINNING**, containing 27 acres, more or less.

PARCEL II: SITUATED in the First (1st) Civil District of Washington County, Tennessee, adjoining the lands of Burgess, Scalf, Broyles, and others, and more particularly bounded and described as follows:

BEGINNING at a planted rock in Jack Scalf's line; thence in a northerly direction 81 poles to a stake near a white oak in the Julias Broyles line; thence West 32-3/4 poles to a stake with double chestnut pointer about 2 feet S. W. of the corner, S. 4 E. 58-1/4 poles to a planted rock in Road; thence with said road N. 88 W. 9 poles to a planted rock, S. 51 W. with said road 12 poles to a planted rock in center of road; thence S. 5 E. 37 poles to a stake; thence S. 82-1/2 E. 19 poles to a stake N. 3-36 E. 12 poles 5 links to a stake; thence with the meanderings of a road 16-1/2 poles to the **BEGINNING**, containing 17 acres, more or less.

EXCEPTED FROM the two parcels above, and not herein conveyed, is a 2.12-acre parcel which was conveyed by Ernestine Shaw to Danny Guthry and Carin Dawn Wampler, by Quitclaim Deed dated April 22, 1998, found of record in the Register's Office for Washington County, Tennessee at Roll 137, Image 697, and being more particularly described as follows:

BEGINNING at a point, said point being the southwesterly intersection of Greene County Line Road and E. Shaw Road, said point also being the northeasterly corner to Ernestine B. Burgess property (Deed Book 290, page 428); thence with the westerly sideline of said E. Shaw Road, South 12 degrees 08 minutes 34 seconds West, a distance of 199.53 feet to the **POINT OF BEGINNING**; thence continuing with said E. Shaw Road two courses (1) South 15 degrees 47 minutes 17 seconds West, a distance of 103.48 feet to a point; thence with a curve to the left through a central angle of 25 degrees 30 minutes 13 seconds, an arc distance of 122.43 feet, a chord bearing of South 03 degrees 02 minutes 10 seconds West, a distance of 121.43 feet to a point; thence through said Burgess property, South 88 degrees 42 minutes 31 seconds West, a distance of 408.37 feet to a point; thence North 01 degrees 17 minutes 29 seconds West, a distance of 220.00 feet to a point; thence North 88 degrees 42 minutes 31 seconds East, a distance of 447.93 feet to a point to the **POINT OF BEGINNING**, containing 2.12 acres, more or less, as shown by map or plat prepared by Glenn Allen Shelnett RLS # 1542, dated March 18, 1998.

ALSO EXCEPTED FROM the two parcels above, and not herein conveyed, is a 2.85-acre parcel which was conveyed by Ruby Ernestine Shaw to Sue Burgess, by Quitclaim Deed dated October 21, 2005, found of record in the Register's Office for Washington County, Tennessee at Roll 469, Image 2298, and being more particularly described as follows:

BEGINNING at an iron pin 25 feet in a westerly direction from the center line of E. Shaw Road; thence with said Road, South 25 deg. 19 min. 58 sec. East, 165.46 feet to iron rod new; thence leaving said Road, South 80 deg. 32 min. 43 sec. West, 259.58 feet to iron rod new; thence South 51 deg. 51 min. 07 sec. West, 381.62 feet to a 30-inch sumac; thence North 04 deg. 23 min. 17 sec. East, 164.82 feet to a post; thence North 02 deg. 37 min 08 sec. East, 105.81 feet to a 40-inch oak; thence North 05 deg. 00 min. 39 sec. West, 133.02 feet to a 20-inch cedar, corner to Guthry (Roll 137, Image 697, Tax Map 106, Part of Parcel 59); thence North 77 deg. 14 min. 01 sec. East, 73.12 feet to iron rod old; thence North 88 deg. 42 min. 31 sec. East, 408.34 feet to iron rod old, corner to E. Shaw Road, the point of **BEGINNING**, containing 2.85

acres, more or less, as shown by survey prepared by Joseph G. McCoy, III, Tennessee No. 1430.

ALSO EXCEPTED FROM the two parcels above, and not herein conveyed, is a 6.75-acre parcel which was conveyed by Mrs. Ernestine Shaw to Cecil Burgess, by Quitclaim Deed recorded March 15, 1962, found of record in the Register's Office for Washington County, Tennessee at Deed Book 350, Page 107, and being more particularly described as follows:

BEGINNING at a corner about 12 feet from center of road in Juston Dunbars line, thence with said line in a northerly direction $49 \frac{1}{5}$ poles to a planted steel pin Bill Scalfs corner, thence West $31 \frac{1}{2}$ poles to a planted steel pin Bill Scalfs corner, thence South 4, E. $32 \frac{1}{2}$ poles to a planted rock in road H. C. Burgess corner, thence East with said road $21 \frac{17}{20}$ poles to the **BEGINNING** corner, containing $6 \frac{3}{4}$ acres more or less.

BEING the same property conveyed to Richard Fred Burgess, Marsha Jane Burgess, John Kenneth Burgess, Sue Ella Burgess, and James Douglas Shaw by Deed of Richard F. Burgess, Executor of the Estate of R. Ernestine Shaw (being the same person as Ruby Ernestine Shaw, Earnestine Burgess and Ernestine B. Burgess), dated March 10, 2009, and of record in Roll 636, Image 399, for the Register's Office of Washington County, Tennessee. **THE SAID Ernestine (Burgess) Shaw** died testate on March 16, 2008, and pursuant to the terms of her Will, found of record in the Chancery Court, Probate Division, for Washington County, Tennessee, Probate File No. P0488, the above-described realty was devised to the aforementioned grantees.