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September 28, 2018

Ms. Gena Brock
Clerk & Master
White County Courthouse, Room 303
Sparta, TN 38583

RE: Property of Charlie Ray Heirs
Third & Fourth Civil Districts
Map 009, Parcel 56.00
Map 009, Parcel 56.01
Map 009, Parcel 41.04
Map 082, Parcel 26.00
White County, TN

Dear Ms. Brock:

We have made an examination of the public records of White County, Tennessee, relative to a certain tract in said county, belonging to Perri Maupin, Charles Wesley Maupin, Sharon Whitson, Odis Gene Guy, Ellen Maxine Louwaert, Terry Guy, Darlene McBain, Robert McBain, Kellie Wilson, Ronda Tamm, Steven Springstube, Lorie McIntyre, Diane Springstube, Amber Springstube, Katelynn Springstube, Jess Eidson, Ruby Renee Clark, Paul Bussell, David Richard Bussell, Evelyn Bussell, Linda Ann Daniel, James Arthur Bussell, Cathy Marie Lamb, Homer Bursell, Jr., Gregory C. Chapman, Debra D. Carey, Gerald D. Chapman, Jr., Nichole Dyer, Jackie Finn, Rocky Chapman, Lydia Smith, Felicia Kendall, Lisa K. Lupo, Lori Anne Meadows, and Kelley Louise Tate. This examination covers a period of thirty (30) years ending July 23, 2018 at 8:00 a.m.

The above-referenced property owners inherited the subject properties through the Last Will and Testament of Charlie Amon Ray who died 08/10/1986, and his will was admitted to Probate in White County on June 7, 1988. The will left life estates to William George Ray who died 01/19/2000 and Joe David Ray who died 10/05/2016. The future interest was devised to eight cousins: Mary Maupin, Irene Hinson, Luann Guy, Paul Bussell, Fred Bussell, Hubert Bussell, Homer Bussell, and Ruby Kendall, who are all deceased. The property was vested in the current property owners as follows:

1. That Charles Wesley Maupin and his brother Stephen Maupin, are the heirs or Mary Maupin who died 08/10/2014, and they Established Muniment of Title as shown in RB 363, Page

115, and Stephen Maupin conveyed his one-half interest in the subject property to his wife, Perri Maupin, which appears of record in RB 381, Page 558, in the Register's Office for White County Tennessee.

2. Marion Elaine Hinson inherited her interest in the subject property by testate succession from her mother Irene Hinson (Date of Death 12/03/1987) in Will Book 161, Page 169 in Davidson County Probate Court. Marion conveyed her interest to Terry Whitson and wife, Sharon on 01/02/1996 in Record Book 11, Page 892, in the Register's Office for White County Tennessee. Terry quitclaimed his interest to his wife, Petitioner, Sharon Whitson, which is a portion of the property of record in RB 378, Page 193, in the Register's Office for White County Tennessee.

3. Nancy Luann Guy died intestate on 03/15/2006, as a resident of Troy, MI. She had five children, and only two are living, Odis Gene Guy, and Ellen Maxine Louwaert. Her son James Luther Guy died intestate as a widower on 01/05/2017, as a resident of Metamara, Michigan, and his only son, Petitioner, Terry M. Guy, inherits his father's share. Anna Joyce McBain predeceased her mother on 04/24/1991 a resident of Troy, Michigan, and she was unmarried, died intestate, and her children, Darlene McBain, Robert McBain, Kellie Wilson, and Ronda Tamm, inherit their mother's share. Betty Lee Springstube died after her mother, intestate on 05/30/2009, a resident of Troy, Michigan. Betty's husband Leonard died 01/30/2016, and one of their three children, Leonard E. Springstube, Jr. pre-deceased his parents on 11/07/2004. Steven Springstube and Lorie McIntyre inherit 2/3rds of their mother's share. Leonard E. Springstube, Jr.'s widow, Diane Springstube and their two children, Amber Springstube and Kaitleen Springstube, inherit their father's 1/3 share.

4. Paul Bussell died intestate on 06/23/1991 and was survived by his wife, Helyn A. Bussell and four children. Helyn A. Bussell died testate in Cookeville, Tennessee on 09/25/2000, and her children, Paul Bussell, Bonnie Eidson, Ruby Renee Clark, and David Richard Bussell inherited their mother's share. Bonnie Eidson died on 07/10/2016, and her Will was admitted to probate for muniment of title in Bradley County, Tennessee on 08/24/2016, leaving her husband, Jess Edison as sole heir of her estate.

5. Fred Bussell, who died testate on 01/22/2013 in Glasgow, Kentucky, and Evelyn Bussell is his only heir by virtue of Barren County Probate Case No. 13-P-00099.

6. Hubert Bussell died testate on 11/09/2013, and his Will was admitted to probate in Putnam County, and his children Linda Ann Daniel, Cathy Marie Lamb and James Arthur Bussell, inherit the share of their father.

7. Homer Bursell is the same person as Homer Bussell, and he died intestate on 05/02/1989 in Guymon, Oklahoma. His wife, Lemie Bursell, died intestate on 05/12/2005 in Guymon, Oklahoma. They had two children, and Homer Bursell, Jr. inherits one-half of his

father's share. Montie Mae Chapman, the other child of Homer and Lemie, died intestate on 11/01/2006 in Boise City, Oklahoma and was unmarried with four children, and Petitioners, Gregory C. Chapman, Debra D. Carey, and Gerald D. Chapman, Jr inherit three fourths (3/4) of their mother's share. The fourth child of Montie Mae Chapman, David L. Chapman, died on 06/06/2017 in Amarillo, Texas as single man with four children. Nichole Dyer, Jackie Finn, Rocky Chapman, and Lydia Smith, inherit their father's one fourth interest of Montie Mae Chapman's share.

8. Ruby Kendall died intestate in Chattanooga, Tennessee on 06/02/02 as a widow, and had only one child, Robert Kendall, who died intestate in Chattanooga, Tennessee, on 03/7/13. Robert's wife, Felicia Kendall, and their children, Lisa K. Lupo, Lori Anne Meadows, and Kelley Louise Tate, inherit his share.

Only those who lived and died in Tennessee after 2001 require releases from TennCare pursuant to Tenn. Code Ann. §71-5-116(c)(2). The TennCare releases for Bonnie Eidson, Hubert W. Bussell, (James) Robert Kendall, Ruby Mae Kendall are filed herewith.

ENCUMBRANCES: None.

TAXES: 2018 county taxes in the amount of \$900.00, \$128.00, \$185.00, and \$478.00 and due October 1, 2018, and subsequent years taxes are a lien, but not due and payable at this time.

RESTRICTIVE COVENANTS: None.

JUDGMENTS: None.

EASEMENTS: None.

EXCEPTIONS:

1. General and special taxes for the year 2018 and subsequent years.
2. Mechanics' and materialmen's lien claims which do not appear of record.
3. Any unrecorded rights of way and easements; any discrepancies, conflicts, encroachments or shortages of area and boundaries which a correct survey would show; and any other matters affecting the property which are not of public record or are not consistent with the normal chain of title.
4. Any matter which would require visual inspection of the property.
5. Rights and claims of parties in possession adverse to the owners.
6. Utility easements, recorded or unrecorded.
7. Accuracy of the tax records in the office of the Trustee and the Clerk and

Master; and accuracy of the indexes in the Register's Office and all other County or City Offices.

8. Usury or claims of usury.

9. Liability arising out of any consumer credit protection, Truth-In-Lending or similar law.

10. Failure on the part of the Seller to disclose in writing the existence of lead based paint or other lead based fixtures or improvements in the demised premises, and failure on the part of the Seller to disclose latent or patent defects in the premises which are known or should have been known to Seller.

11. Subject to compliance with all Federal, State or County laws or regulations which might apply.

12. Any federal litigation which affects or may affect, directly or indirectly, the title to the property.

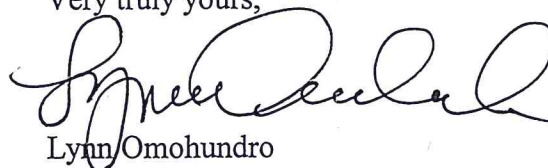
13. Any and all matters which are not of public record in the County in which the real estate lies.

14. Any and all matters arising out of procedural imperfections of past foreclosures on the property.

It is our opinion, therefore that the property owners identified in paragraph one of this opinion hold record title to the property described herein, and that the 2018 subsequent taxes are a lien, but not yet due and payable.

The opinion rendered herewith is for the sole and exclusive benefit of the person to whom this opinion is addressed. This opinion covers only the status of the title for the period of time hereinbefore stated and is subject to all of the limitations and exceptions herein stated. I will not take action to cure any defects or liens until the individual to whom this letter is addressed has incurred an actual loss because of such defects or liens and then only if such liens or defects are apparent in the time period covered by this search and should have been discovered by me and are not covered by the other exclusions herein.

Very truly yours,



Lynn Omohundro

LO/kld