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September 3, 2019

Tays Realty & Auction, LLC

Re: Property of Mary Joe Davis & Lee Ann Duncan  
Second (2nd) Civil District - White County, Tennessee  
Tract 1 - Tax Map 20, Parcel 12 (84 acres, estimated)  
Tract 2 - Tax Map 20, Parcel 10 (42.1 acres, estimated)

I have made an examination of the public records of White County, Tennessee, as indexed, relative to a certain tract of real estate situated in the Second (2nd) Civil District of said county and belonging Mary Joe Davis and Lee Ann Duncan. Mary Joe Davis and Lee Ann Duncan acquired the above described property as the sole heirs of their father, Joe E. Wilhite, Jr. and their mother, Edna Louise B. Wilhite. Their inheritance was by Will from their father in Will Book 9, Page 200 in the Probate Clerk's Office of White County, Tennessee and intestate succession from their mother. Their parents acquired the property by deeds recorded in Warranty Deed Book 107, Page 529 and Warranty Deed Book 213, Page 118, in the Register's Office of White County, TN. Joe E. Wilhite, Jr. had acquired a portion of the property by intestate succession from his father, Joe E. Wilhite, Sr. who acquired the property by deeds recorded in Deed Record Book 51, Page 220 and Deed Record Book 53, Page 189 in the Register's Office of White County, Tennessee. This examination covers a period of thirty (30) years.

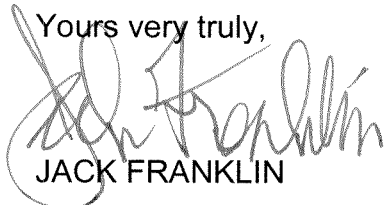
This examination was made as of the 3rd day of September, 2019, at 3:33 p.m., and in my opinion good fee simple title is vested Mary Joe Davis and Lee Ann Duncan, subject to the following:

- I. TAXES: This property is assessed as Greenbelt property for agricultural use and would be subject to three (3) years rollback taxes if change to non-agricultural use.
- II. RESTRICTIONS, CONDITIONS AND EASEMENTS: As to Tract 2 - Subject to all matters shown on plat recorded in Plat Book 1, Page 220 in the Register's Office of White County, Tennessee.
- III. DEEDS OF TRUST AND/OR PURCHASE LIENS: None.
- IV. OTHER: Securing a TennCare Release on the Estate of Edna Louise Wilhite.

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 tax records of White County, Tennessee, and of the index books of the Register's Office of White County, Tennessee; (h) any matter 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 spouses of past owners not revealed in the instrument); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title. The items listed under Item V are matters which would not be revealed by an examination of the records of the Register's Office of White County, Tennessee, and, therefore, matters in which I 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 TCA 66-11-143, et seq. The remaining items listed under Item V, (g) through (p), may be insured against by the utilization of title insurance, and should you desire more information in that regard, I would be pleased to discuss same with you and my position, if you desire, to arrange for title insurance to be secured.

This title examination is issued for the sole use and benefit of: Tays Realty & Auction, LLC.

Yours very truly,



JACK FRANKLIN

JF:km