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July 27, 2021

Tays Realty & Auction
620 Maxwell St.
Cookeville, TN 38501

ATTENTION SAM TAYS

Re: Attorney's Opinion of Title
Record Title: Earl Wayne Thrasher, Elaine Norrod, and Kathy Jane Breeding

Dear Mr. Tays:

This will certify that the Overton County records have been examined regarding the title to the lands described in the attached Exhibit A. This title examination covers a minimum of 25 years, and ends on the date of this correspondence at 2:30 p.m.

Based upon this examination, it is my opinion that the status of title is as follows:

OWNERSHIP:

Earl Wayne Thrasher, Elaine Norrod, and Kathy Jane Breeding by Affidavit of Heirship and Ownership of the property of Ruth Vaughn Thrasher, dated May 14, 2021 and recorded May 18, 2021 @ 12:17 p.m. in Record Book 247, Page 825, Register's Office, Overton County, Tennessee. **Scrivener's Affidavit to correct date of death of record in Record Book 251, Page 105.**

TAXES:

Subject to Overton County property taxes for 2021, which are neither due nor payable at this time as follows, and the years thereafter. Taxes paid for 2020 were in the amounts as follows:

Tax Map 62, Parcel 46.00— \$588.72 paid.

Tax Map 63, Parcel 4.00— \$669.51 paid.

The property is identified as shown above.

MORTGAGES, DEEDS OF TRUST, VENDOR LIENS, ETC:

None of record during the period of this examination which remain outstanding.

OIL, GAS OR MINERAL LEASES:

Oil and Gas Lease from Ruth V. Thrasher (widow of Cecil A. Thrasher) to Oil Brokers, Tennessee, Inc., for a primary term of three (3) years, dated February 25, 1982 and recorded March 23, 1982 @ 11:15 a.m. in Lease Book 30, Page 356, Register's Office, Overton County, Tennessee. Assignment in Lease Book 30, Page 534.

Oil and Gas Lease from Mrs. Ruth Thrasher to Henry Lauderdale, for a primary term of one (1) year, dated January 28, 1966 and recorded April 19, 1980 @ 8:15 a.m. in Lease Book 23, Page 455, Register's Office, Overton County, Tennessee.

RESTRICTIVE COVENANTS, LIFE ESTATES, TAX LIENS, MATERIAL LIENS, ETC.:

None of record during the period of this examination.

MISCELLANEOUS:

Greenbelt Assessment dated January 25, 1988 and recorded January 25, 1988 @ 9:53 a.m. in Miscellaneous Book 3, Page 637, Register's Office, Overton County, Tennessee.

Subject to off conveyances as follows:

1. 0.222 acres to State of Tennessee off Map 62, Parcel 46.00, of record in Record Book 83, Page 300, Register's Office, Overton County, Tennessee.
2. 1.99 acres to April M. Stockton off Map 62, Parcel 46.00, of record in Warranty Deed Book 313, Page 357, Register's Office, Overton County, Tennessee.

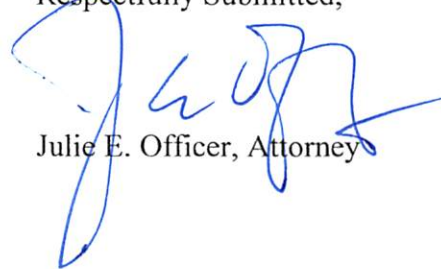
This title opinion does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes and location of improvements; (d) roadway; (e) unrecorded easements; (f) unrecorded liens including liens for labor performed and materials furnished within the statutory period; (g) accuracy of the indexing in the Register's Office of the county in which the property lies; (h) matters not of record in the Register's Office of said county which would be disclosed by an accurate survey or inspection of the property; (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 deeds; (n) marital rights (spouse or former spouse of past owner not revealed in instruments; (o) instruments executed by minors; (p) lack of requisite capacity or approval of any corporation, partnership, trust or other entity; (q) lack of authority of any person executing an instrument on behalf of a corporation, partnership, trust or other entity or as an attorney-in-fact or representative for another person; (r) governmental building and zoning laws and regulations; (s) any threatened or pending lawsuits or other actions, unless notice thereof has been

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recorded in the Register's Office of said county; (t) any environmental law or protection matters or problems, unless recorded in the Register's Office of said county, or (u) any matter or claim arising by reason of the operation of any bankruptcy, insolvency, receivership, or similar creditors' rights laws. These are matters which would not be revealed by an examination of the records in the Register's Office of the county in which the subject real property is located, and therefore matters which we have not examined and make no representation.

This opinion of title is for the exclusive use and benefit of the addressee.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Julie E. Officer", is written over the typed name.

Julie E. Officer, Attorney

JEO/lb

EXHIBIT A

LYING and being in the 6th Civil District of Overton County, Tennessee, being more particularly described as follows, to-wit:

TRACT I:

BOUNDED on North by road; on the East by Highway 42; on the South by Pennington, and road, and on the West by Qualls, and containing twelve (12) acres, more or less

Subject to off conveyances as follows:

1. 0.222 acres to State of Tennessee off Map 62, Parcel 46.00, of record in Record Book 83, Page 300, Register's Office, Overton County, Tennessee.
2. 1.99 acres to April M. Stockton off Map 62, Parcel 46.00, of record in Warranty Deed Book 313, Page 357, Register's Office, Overton County, Tennessee.

TRACT I IS IDENTIFIED ON TAX MAP 62, AS PARCEL 46.00.

TRACT II:

BEGINNING at the corner of Albert Bowman land; running East with line of the Zacharia Eldridge Entry, 120.64 poles to a stone in said line; thence North 74 poles to a stone near the top of a ridge, with Chestnut Oak pointer; thence North 80-1/2° East 18-2/5 poles to a stone with Chestnut and Black Walnut pointers; thence North 11° East 20 poles to a stone, formerly a black Oak on the Brown of the Mountain in John Cullom's line; thence with his line South 74° West 11-1/5 poles to a White Walnut, with two post Oak pointers; thence South 89° West 7-3/5 poles to a small Chestnut with Black Oak and Black Walnut pointers; then with the brown of the hill as follows:

North 19-1/2° West 8-1/2 poles to a hickory with chestnut pointers; thence North 45-1/2° West 1-1/2 poles to a Chestnut Oak; thence North 1° West 13-2/5 poles to a Chestnut Oak; thence North 39-1/2° West 10 poles to a chestnut with dogwood pointers; thence North 88° West 11-1/4 poles to a large chestnut Oak; thence South 73° West 11-1/5 poles to a Chestnut Oak; thence North 47-1/2° West 11-1/5 poles to a Chestnut Oak; thence North 20° West 18-3/4 poles to a hickory; thence North 35 1/2° West 27 poles to a hickory; North 51° West 9-3/4 poles to a large Chestnut Oak; North 22° East 16-1/4 poles to a sourwood with Chestnut Oak pointers; North 47° East 13 poles to a stone with Black Oak and two Chestnut pointers; North 32° East 17 poles to a White Oak, Redbud and Dogwood pointers; North 22° East 24 poles to a dogwood with Dogwood pointers; thence West with an old line 17 poles to a Chestnut Oak; thence North 39 poles to a stone; thence South 85° West 26 poles; thence South 16° West 35 poles; thence South 45° West 13 poles; thence with a ditch in a southeasterly direction to a point the northeast corner of Fowler Carr; thence in a southerly direction with the East line of Fowler Carr to the southeast corner of Fowler Carr, the point of BEGINNING, containing by estimation 150 acres, more or less.

There is also conveyed hereby an Easement right across adjacent lands owned by the Grantors herein which easement right shall extend from the public road to the lands herein conveyed and lies adjacent to the Northern Boundary of the Fowler Carr lands. Said Easement right is to be 20 feet in

width running parallel with the North boundary line of Fowler Carr. The easement right herein conveyed shall be appurtenant to and run with the lands herein conveyed.

There is also expressly INCLUDED herein water rights in a spring which lies on lands owned by the Grantors herein adjacent to the lands herein conveyed with the express right and privilege of constructing and maintaining facilities such as pipes, pumps, etc., for the conveyance of said water to the premises herein conveyed provided said facilities are constructed and maintained in such a way so as not to interfere with the Grantors use and enjoyment of their premises. This right is to be appurtenant to the lands herein conveyed and run with same.

TRACT II IS IDENTIFIED ON TAX MAP 43, AS PARCEL 4.00.

The previous and last conveyance of both tracts being an Affidavit of Heirship and Ownership of the property of Ruth Vaughn Thrasher to Earl Wayne Thrasher, Elaine Norrod, and Kathy Jane Breeding, of record in Record Book 247, Page 825, Register's Office, Overton County, Tennessee.

NOTE: This Affidavit gives the wrong date of death for Ms. Thrasher. It has August 9, 2021 and it should be August 9, 2019. A Scrivener's Affidavit to correct this is of record in Record Book 251, Page 105.