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Attn: Rene Davis
Clerk & Master
P.O. Box 332
Celina, TN 38551

Re: Preliminary Title Opinion
Heirs at Law of Cordell McLerran, deceased,
And wife, Winnie McLerran, deceased
Map 20, Parcel 68

Madam:

I, James D. White, Jr., Attorney at Law, hereby certify that I have examined the title to the real estate, situated in the 1st Civil District of Clay County, Tennessee, and being a portion of the lands conveyed to Cordell McLerran, now deceased, and wife, Winnie McLerran, now deceased, from Willie G. McLerran and wife, Emma D. McLerran, by warranty deed dated February 6, 1954, and recorded in Deed Book 14, page 183, Register's Office of Clay County, Tennessee, and more particularly described in Exhibit "A" attached hereto. This title search covers a period from twenty (20) years last past down to November 16, 2018, at 10:00 a.m.

Based on my examination, it is my opinion that valid fee simple title to said premises is vested in Heirs at Law of Cordell McLerran, deceased, and wife, Winnie McLerran, deceased, subject only to the following:

1. Clay County real estate taxes for the tax year 2018, which are due and payable, and thereafter.
2. This opinion does not certify as to timber, oil, gas, mineral rights and/or other leases.
3. 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 records of the Register's Office of Clay County, Tennessee; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any

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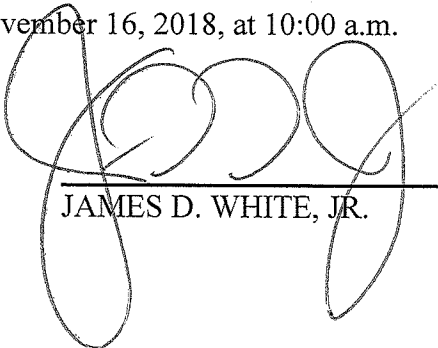
Preliminary Title Opinion

Heirs at Law of Cordell McLerran, deceased,
and wife, Winnie McLerran, deceased

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) impropriety with regard to delivery of deed; (n) marital rights, spouse or former spouse of past owners not revealed in the instruments; (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title; (q) any roll-back taxes that might be subject to collection, pursuant to T.C.A. Section 67-5-1008, et seq.; (r) any property interest acquired by the United States of America, the State of Tennessee, or any other State under State, Federal, Civil and/or Criminal Forfeiture Statutes; (s) any information which would be disclosed by an examination of the public records of Clay County, Tennessee, prior to the commencement date of my examination.

This opinion is issued solely and exclusively for the use and benefit of Clerk & Master, P.O. Box 332, Celina, Tennessee 38551.

Executed at Celina, Tennessee, as of November 16, 2018, at 10:00 a.m.



JAMES D. WHITE, JR.

EXHIBIT "A"

I. LEGAL DESCRIPTION OF REAL ESTATE:

Situated, lying and being in the 1st Civil District of Clay County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point in a drain at a culvert in the southern margin of Clay County Highway (Highway 52; being a 60' wide public right-of-way) being the northwest corner of this described property boundary and the northeast corner of Delmas and Artie Coe (DB 9 PG 144) and being located easterly approximately 865 feet from the point of intersection of the centerlines of Clay County Highway and New Hope Road; thence leaving Coe and going with the Clay County Highway right-of-way S 76°14'45" E a distance of 349.63'; thence with a curve turning to the right with an arc length of 244.91', a radius of 1341.49', a chord bearing of S 69°26'48" E, and a chord length of 244.57' to the northeast corner of this described property boundary and the northwest corner of Barbara Annette Nichols Williams (DB 108 PG 381); thence leaving Clay County Highway and going with the Williams property down a hill S 27°26'34" W a distance of 380.02' to a 2" iron rod (old) in a basin being the southwest corner of Williams; thence continuing with Williams S 30°09'13" E a distance of 75.52' to a 8" wood fence post (old) in a fence; thence S 29°59'13" E a distance of 204.63' to a 14" elm in an old fence; thence S 50°38'04" E a distance of 61.01' to a double oak in an old fence; thence S 45°37'52" E a distance of 57.75' to a 12" elm in an old fence; thence S 40°22'53" E a distance of 76.79' to a 20" beech in an old fence on the south side of a drain; thence S 06°20'59" E a distance of 96.80' to a 20" beech in an old fence on the south side of a drain; thence crossing a drain S 00°05'39" W a distance of 72.97' to a 20" poplar in an old fence on the north side of a drain; thence S 23°37'47" W a distance of 27.62' to the point of intersection of two drains being the most southern corner of Williams and a point in the line of Eugene Trobaugh (DB 56 PG 665); thence leaving Williams and going with the Trobaugh property and the properties of Chelsey Watson (DB 64 PG 651) and Douglas Wayne McLerran (DB 108 PG 489) down the center of a drain S 60°08'19" W a distance of 66.62'; thence S 72°27'58" W a distance of 48.48'; thence S 51°06'03" W a distance of 149.41'; thence S 34°09'20" W a distance of 128.18'; thence S 14°43'51" W a distance of 169.56'; thence S 69°16'12" W a distance of 38.49'; thence S 57°16'12" W a distance of 97.06'; thence S 62°05'09" W a distance of 137.64'; thence S 43°06'50" W a distance of 106.59'; thence S 20°13'04" W a distance of 102.22' to the point of intersection of two drains being the most southern corner of this described property boundary and a point in the line of Bertis and Georgie Dickerson (DB 66 PG 669); thence leaving McLerran and going with the Dickerson property up the center of a drain N 05°39'20" E a distance of 113.36'; thence N 08°16'10" W a distance of 88.98'; thence N 32°22'31" W a distance of 156.02'; thence N 30°05'47" W a distance of 158.56'; thence N 39°22'53" W a distance of 145.20'; thence N 44°10'12" W a distance of 198.24' to the point of intersection of two drains being the southeast corner of

Coe; thence leaving Dickerson and going with the Coe property up the center of a drain N 02°39'20" E a distance of 146.62'; thence N 18°39'34" E a distance of 226.18'; thence N 64°28'34" E a distance of 32.82'; thence N 48°23'07" E a distance of 114.27'; thence N 53°13'31" E a distance of 107.20'; thence N 39°00'02" E a distance of 94.39'; thence N 22°57'09" E a distance of 59.27'; thence N 34°46'40" E a distance of 45.43'; thence N 08°54'26" W a distance of 102.50'; thence N 09°12'45" E a distance of 68.76'; thence N 13°40'54" E a distance of 57.66'; thence N 04°13'16" W a distance of 63.75'; thence N 28°43'15" E a distance of 38.43'; thence N 03°50'58" W a distance of 70.02' to the point of beginning, having an area of 24.04 acres, more or less, as surveyed by Brian McMeans R.L.S. #2645 of Global Surveying, LLC on October 27, 2018.

This survey is subject to any and all right-of-ways, easements, exceptions, setbacks, and/or restrictions, recorded and unrecorded, which may affect this property.

This survey was completed using the latest recorded property deeds at the date of this survey.

This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.

And being a portion of the lands conveyed to Cordell McLerran, now deceased, and wife, Winnie McLerran, now deceased, from Willie G. McLerran and wife, Emma D. McLerran, by warranty deed dated February 6, 1954, and recorded in Deed Book 14, page 183, Register's Office of Clay County, Tennessee.