

LAW OFFICES

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July 9, 2019

Tays Realty & Auction, LLC  
620 Maxwell Street  
Cookeville, TN 38501

Ladies and Gentlemen:

Re: 510 Harmony Road/Jackson County  
2.00 acres & 8.79 Acres  
Tax Map 34, Parcel 28.00

I hereby certify that I have examined the public records of Jackson County, Tennessee, affecting the title to the property located in the 15th Civil District of Jackson County, Tennessee, conveyed to Bill Scott and wife, Trula Marie Scott, as described and recorded in the Register's Office of Jackson County, Tennessee, in Book 65, Page 1996. This opinion covers a period of twenty years to July 9, 2019, at 8:00 a.m.

My examination of the said public records reveals the following objections:

1. Mortgages, deeds of trust, and/or purchase money lien notes:  
None.
2. Taxes:
  - a. The 2018 County taxes in the amount of \$412.00 have been paid.
  - b. Subject to the 2019 County taxes, a lien not yet due and payable.
  - c. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. David W. Ledbetter, Attorney at Law, assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A., Section 67-5-603, et seq.
3. Other objections:
  - a. Possibly subject to the future assessment of Greenbelt "rollback" taxes.

- b. Subject to all matters on the survey performed by Carlen J. Wiggins, Jr. revised 12/16/16.


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) improper subdivision or re-subdivision of subject property, or failure to comply with applicable governmental planning regulations or statutes; (g) any unrecorded liens; (h) accuracy of the index books of the Register's, Trustee's and Clerk and Master's offices of said County; (i) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (j) any undisclosed heirs; (k) any fraud or forgery in connection with any of the instruments in the chain of title; (l) mental incompetence; (m) confusion with regard to the name or proper identity of parties; (n) improprieties with regard to delivery of deed; (o) marital rights (spouse or former spouse of past owners not revealed in the instrument); (p) any instrument executed by a minor; (q) lack of corporate capacity in the event a corporation is in the chain of title; (r) any facts that would be revealed by an examination of the records of State Courts, Federal District Court, and Federal Bankruptcy Court; (s) any questions of security interests or liens under the Uniform Commercial Code; (t) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting and regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvements now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

These items listed under the immediately preceding paragraphs are matters which would not be revealed by an examination of the records of the Register's, Trustee's and Clerk and Master's Offices of said County, and, therefore, 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) improper subdivision or re-subdivision of subject property could be protected against by requiring a qualified licensed surveyor to properly subdivide or re-subdivide subject property and obtain necessary approvals in accordance with any applicable governmental planning regulations and statutes. Item (g) unrecorded liens, could be guarded against by an 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. Section 66-11-143, et seq. The matters under (h) through (s) 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.

This title report does not certify the existence of any mineral rights or mineral interests for minerals of any kind, whether surface or subsurface, or for any rights, privileges, or immunities relating thereto. The undersigned makes no representation as to present ownership of any such rights or interests. There may be leases, grants, exceptions or reservations of rights or interests not disclosed hereby.

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This title opinion is issued for the sole use and benefit of *Tays Realty & Auction, LLC*, and the undersigned shall not be responsible to any other party relying on it.

  
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DAVID W. LEDBETTER, ATTORNEY AT LAW

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TRACT 1, 8.79 AC.

Beginning at a wooden post in a fence corner at the east margin of Harmony Road, being the westernmost point in the boundary of the tract of land herein described and being also a point in the boundary of a tract of land belonging to Lewis Tracey and Jessica Nicole Smith (Record Book 66, page 1839);

Thence leaving the margin of the road and with Smith's boundary and with a fenceline the following calls: North 77 degrees, 57 minutes, 39 seconds East 19.96 feet to a steel post, North 68 degrees, 20 minutes, 37 seconds East 24.86 feet to a 15" gum, North 63 degrees, 55 minutes, 51 seconds East 30.01 feet to a steel post, North 61 degrees, 04 minutes, 44 seconds East 31.95 feet to a steel post, North 58 degrees, 46 minutes, 59 seconds East 92.33 feet to a 24" poplar, North 61 degrees, 51 minutes, 44 seconds East 70.42 feet to a 20" hickory and North 68 degrees, 22 minutes, 21 seconds East 24.89 feet to a steel post in fence in the center of a hollow;

Thence leaving the fenceline and with the center of the hollow and continuing with Smith's boundary the following calls: North 33 degrees, 04 minutes, 01 seconds East 73.97 feet, North 55 degrees, 26 minutes, 21 seconds East 29.78 feet, North 22 degrees, 00 minutes, 17 seconds East 43.69 feet, North 60 degrees, 55 minutes, 34 seconds East 27.55 feet, North 42 degrees, 16 minutes, 11 seconds East 45.76 feet, North 59 degrees, 09 minutes, 28 seconds East 38.29 feet, North 48 degrees, 30 minutes, 56 seconds East 39.12 feet and North 59 degrees, 12 minutes, 16 seconds East 65.37 feet to a point in the hollow representing a property corner of a tract of land belonging to Jack Dale Smith (Record Book 66, page 1849);

Thence with the boundary of Jack Dale Smith and continuing with the center of the hollow the following calls: North 56 degrees, 03 minutes, 40 seconds East 98.66 feet, North 66 degrees, 36 minutes, 40 seconds East 142.90 feet and North 41 degrees, 17 minutes, 10 seconds East 74.10 feet to an iron pin found at the forks of the hollows, being the northernmost point in the boundary of the tract of land herein described and being also a point in the boundary of a tract of land belonging to James Holliman and Katrina Spivey (Record Book 71, page 1355);

Thence with the boundary of Holliman and Spivey and with the center of the hollow the following calls: South 19 degrees, 55 minutes, 54 seconds East 176.25 feet, South 1 degrees, 56 minutes, 25 seconds East 106.86 feet, South 19 degrees, 59 minutes, 02 seconds West 78.03 feet, South 8 degrees, 17 minutes, 52 seconds West 49.10 feet, South 18 degrees, 15 minutes, 02 seconds West 235.71 feet, South 18 degrees, 36 minutes, 39 seconds West 103.03 feet to a point in the center of the hollow; Thence leaving the boundary of

Holliman and Spivey and severing the parent tract North 60 degrees, 53 minutes, 04 seconds West 173.03 feet to a iron pin, thence South 48 degrees, 43 minutes, 06 seconds West 455.00 feet to a iron pin on the east margin of Harmony Road; Thence with the east margin of Harmony Road and a rightward curve of the road having a delta angle of 20 degrees, 40 minutes, 58 seconds, a radius of 457.96 feet, a length of 165.32 feet and a chord of North 43 degrees, 24 minutes, 40 seconds West 164.42 feet, thence North 33 degrees, 04 minutes, 11 seconds West 34.58 feet, thence with a rightward curve of the road having a delta angle of 31 degrees, 24 minutes, 25 seconds, a radius of 462.00 feet, a length of 253.25 feet and a chord of North 17 degrees, 47 minutes, 18 seconds West 250.09 feet to the point of beginning, containing 8.79 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323, plat dated December 16, 2016 and revised on June 24, 2019 and being a portion of a tract of land recorded in Record Book 65 at Pages 1996-1998 in the Register's Office of Jackson County, Tennessee.

TRACT 2, 2.00 AC.

Beginning on a 1/2" pipe on the northeast margin of Harmony Road the southeast corner of this tract and a point in the boundary of a tract of land belonging to Elizabeth Floyd Beeman (Record Book 81, Pages 1610- 1612); Thence leaving the boundary of Beeman and with the northeast margin of Harmony Road North 57 degrees, 19 minutes, 49 seconds West 151.83 feet, thence with a rightward curve of the road having a delta angle of 03 degrees, 34 minutes, 40 seconds, a radius of 457.96 feet, a length of 28.60 feet and a chord of North 55 degrees, 32 minutes, 29 seconds West 28.59 feet to a iron pin on the northeast margin of Harmony Road; Thence leaving the road and severing the parent tract North 48 degrees, 43 minutes, 06 seconds East 455.00 feet to a iron pin, thence South 60 degrees, 53 minutes, 04 seconds East 173.03 feet to a point in the center of a hollow in the boundary of a tract of land belonging to James Holliman and Katrina Spivey (Record Book 71, Page 1355); Thence with the boundary of Holliman and Spivey and with the center of the hollow South 22 degrees, 29 minutes, 09 seconds West 98.53 feet to a wooden post at a fence corner below the spring a point in the boundary of a tract of land belonging to Elizabeth Floyd Beeman (Record Book 81, Pages 1610-1612); Thence leaving the boundary of Holliman and Spivey and with the boundary of Beeman South 53 degrees, 43 minutes, 37 seconds West 377.09 feet to the point of beginning, containing 2.00 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323, plat dated December 16, 2016 and revised on June 24, 2019 and being a portion of a tract of land recorded in Record Book 65 at Pages 1996-1998 in the Register's Office of Jackson County, Tennessee.