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PRELIMINARY TITLE OPINION

December 12, 2019

Mr. Cameron Nixon
Tays Realty & Auction, LLC
620 Maxwell Street
Cookeville, TN 38501

**RE: Free Will Baptist Foundation, Inc. a Tennessee Religious Corporation
Sixth Civil District, Putnam County, Tennessee
Map 044 - Parcel 003.00
Assessed as: 2175 Stamps Shady Grove Road, Monterey, TN 38574**

Dear Mr. Nixon:

I hereby certify that an examination has been performed of the public records of Putnam County, Tennessee, affecting the title to the property located in the Sixth Civil District of said County and State, conveyed to Free Will Baptist Foundation, Inc., a Tennessee Religious Corporation in Record Book 1146, Page 637, Register's Office of Putnam County, Tennessee. This title opinion covers a period of thirty (30) years to December 12, 2019 at 8:00 a.m.

Property Description:

Lying and being in the Sixth (6th) Civil District of Putnam County, Tennessee, and being more particularly described as follows:

TRACT NO. 1:

Beginning on a stake, Jim Jones' corner; thence South 64 degrees West 167 feet to a stake, another of Jim Jones' corner; thence South 22 degrees East 350 feet to a stone corner, Jim Jones' original corner; thence North 7-1/2 degrees East 359 feet to another one of the original corners of the Jim Jones' land; thence North 30 degrees West 50 feet to the beginning.

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TRACT NO. 2:

Parcel No. 1:

Beginning on a stake which is located on the same side of the road on which the Shady Grove Church House is located and being approximately 30 feet northwest of Jones' present corner and running southwest approximately 132 feet to a stone, this line being approximately 30 feet northwest of the church house property; thence running northwestwardly with Ernest Jones' line 419 feet to a stone, northwest corner of the cemetery; thence running northeast approximately 172 feet to a stake in the edge of the road; thence running with the edge of the road to the beginning, approximately 450 feet.

The Trustees herein are to see that the cemetery is laid off so that there cannot be any confusion as to where people are to be buried, and they are to have the say as to which land is to be used where people are to be buried. The previous and last conveyance being a Warranty Deed from Ernest F. Jones and wife, Cecil M. Jones to Porter Brown and Adolphus Romine Trustees filed of record in Warranty Deed Book 85, Page 325, Register's Office of Putnam County, Tennessee.

Parcel No. 2:

Beginning at a point in the northwestern margin of Shady Grove Cemetery; thence in a line in a generally northwestern direction along the line of Sam Bullock a distance of 58 feet to the southern margin of Shady Grove Road; thence in an easterly direction along the margin of Shady Grove Road around a curve to a point in the northeastern margin of Shady Grove Cemetery; thence along the northern margin of Shady Grove Cemetery in a generally westerly direction to the beginning point. Said strip or conveyance included herein is a triangular piece of property, said triangular piece of property lying north of the Shady Grove Cemetery and lying generally between the Shady Grove Cemetery as it is now constituted and the Shady Grove Road.

The previous and last conveyance being a Quitclaim Deed from Tennessee Conference, United Methodist Church, Inc., as successor in interest to Shady Grove Methodist Church, to Free Will Baptist Foundation, Inc., a Tennessee Religious Corporation, of record in Record Book 1146, Page 637, Register's Office of Putnam County, Tennessee, dated 12/04/2017 and recorded 09/19/2019 at 2:44 p.m.

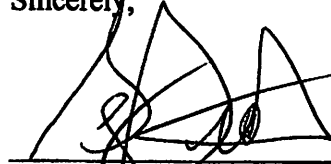
The examination of the said public records, as pertaining to the above referenced property, reveals the following objections:

1. **Mortgages, Deeds of Trust and/or purchase money lien notes:**
 - (A) NONE OF RECORD.
2. **Taxes**
 - (A) Subject property is exempt from property taxes.
3. **Restrictions, Easements, Conditions, and Other Objections:**
 - (A) A survey of subject property is recommended.

This 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) roadways; (e) any unrecorded easements; (f) any unrecorded liens, including liens for labor performed and materials furnished within the statutory period; (g) accuracy of the index books of said Register's Office; (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 deeds; (n) marital rights (spouse or former spouse of past owner not revealed in the instruments); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is the chain of title; (q) governmental building and zoning regulations, or (r) the status or title of any mineral, oil, or any other subsurface rights. These are matters which would not be revealed by an examination of the records of said Register's Office 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 land surveyor. Item (f), unrecorded liens, could be guarded against by inspection of the premises for new improvements, and if such appear to have been recent, the utilization of the notice of completion and waiting the applicable waiting period to close as per T.C.A. Title 66, Chapter 11, Part 1. The remaining items, with the exception of item (q), may be insured against by the utilization of title insurance. Inquiry should be made at the appropriate governmental agencies with regard to item (q). Item (r) could be determined by a comprehensive search of any mineral, oil or subsurface interests which is separate and apart from this opinion of title.

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Sincerely,

A handwritten signature in black ink, appearing to read "Gregory L. Groth", written over a horizontal line.

Gregory L. Groth, Attorney at Law

GLG/vg

This title opinion is for the sole benefit and use of the party or parties to whom it is addressed. Gregory L. Groth, Attorney, makes no representations as to validity other than to addressee.