

LAW OFFICES

DAVID W. LEDBETTER

24 NORTH JEFFERSON AVENUE

P. O. BOX 715

COOKEVILLE, TENNESSEE 38503

DAVID W. LEDBETTER  
david@dledbetter.com

KENT R. MOORE  
krmlaw@charter.net

TELEPHONE: 931 526-6131  
FACSIMILE: 931 372-0150

March 30, 2020

Tays Realty & Auction  
620 Maxwell Street  
Cookeville, TN 38501

To Whom It May Concern:

Re: Morgan Edward Wallace and Ina Jo Anderson  
Bates Road  
Tax Map 60, Parcel 1.00

I hereby certify that I have examined the public records of Putnam County, Tennessee, affecting the title to the property located in the Eleventh Civil District of Putnam County, Tennessee, conveyed to Morgan Edward Wallace and Ina Jo Anderson, as described and recorded in the Register's Office of Putnam County, Tennessee, in Record Book 1150, Page 35. This opinion covers a period of twenty years to March 30, 2020 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. Subject to the 2020 County taxes, a lien not yet due and payable.
  - b. The 2019 County taxes in the amount of \$726.00 have been paid.
  - 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.

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- b. Subject to Confirmation of Sale by the Chancery Court of Putnam County, Tennessee.

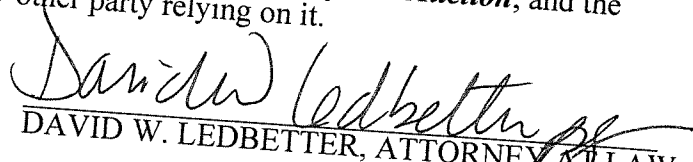
This title report does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) improper subdivision or re-subdivision of subject property, or failure to comply with applicable 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 and Auction*, and the undersigned shall not be responsible to any other party relying on it.

  
DAVID W. LEDBETTER, ATTORNEY AT LAW

**Exhibit "A"**

Lying and being located in the Eleventh Civil District of Putnam County, Tennessee, and being more particularly described as follows:

Beginning at a 1/2" pipe (set) in the eastern right-of-way of Bates Road being the northwestern corner of this described parcel as well as being located N 26°52'41" E 1659.90 feet from a water meter; thence leaving the road and going with the Timothy D. Anderson and Ina W. Anderson property S 65°45'41" E 633.77 feet to a 1/2" pipe (set); thence S 65°10'41" E 328.94 feet to a 36" hackberry; thence S 66°53'09" E 171.38 feet to a 1/2" pipe (set); thence N 59°40'22" E 561.17 feet to a 1/2" pipe (set); thence continuing with Anderson and going with the Jack T. Williams et al property S 02°48'40" E 794.36 feet to a 8" maple; thence S 00°28'54" E 235.27 feet to a 18" double hickory; thence S 01°24'16" W 269.33 feet to a 1/2" pipe (set) at 8" wood fence post; thence N 86°53'44" W 360.35 feet to a 30" ash; thence N 84°44'37" W 457.64 feet to a 8" maple; thence N 86°19'52" W 330.94 feet to a 18" hickory; thence N 80°34'14" W 160.93 feet to a 26" hackberry; thence leaving Williams and going with the State of Tennessee property S 38°53'15" W 313.72 feet to a 8" cedar; thence S 21°00'57" W 314.28 feet to a 1/2" pipe (set) at 28" hackberry, thence S 23°22'44" W 290.00 feet to a 6" cedar; thence S 27°54'16" W 343.20 feet to a point in the Caney Fork River; thence leaving the State of Tennessee and generally following the meanders of the said river N 42°11'38" W 319.80 feet; thence N 51°21'29" W 720.53 feet; thence N 56°08'38" E 132.27 feet; thence leaving Caney Fork River and going with the Dennis Underwood and Harriet Underwood property and generally following the meanders of a creek N 20°40'12" E 215.84 feet; thence N 45°32'55" E 193.91 feet; thence leaving the creek and continuing with Underwood N 23°35'21" E 216.38 feet to a 1/2" pipe (set); thence N 53°32'33" W 163.11 feet to a point in a creek; thence N 20°31'46" E 95.18 feet to a point in a creek; thence S 52°42'54" E 57.47 feet to a 1/2" pipe (set); thence S 63°41'27" E 124.77 feet to a 1/2" pipe (set); thence S 73°44'31" E 33.12 feet to a PK nail (set); thence leaving Underwood and crossing Bates Road S 73°44'31" E 27.00 feet; thence going with the eastern right-of-way of the said road N 28°36'21" E 95.70 feet; thence N 27°44'33" E 251.04 feet; thence N 32°11'54" E 431.72 feet; thence N 20°44'47" E 100.00 feet; thence N 25°05'46" E 372.60 feet to the beginning being 71.66 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 8 December 2017.

THE PREVIOUS AND LAST conveyance being a deed to Morgan Edward Wallace and Ina Jo Anderson, of record in Record Book 1150, Page 35, Register's Office for Putnam County, Tennessee.