

**Lynn Omohundro**

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June 22, 2020

Tays Realty & Auction  
620 Maxwell Street  
Cookeville, TN 38501

RE: Property of Diane J. Greer, and husband  
James A. Greer  
Second (2<sup>nd</sup>) Civil District  
Map 006, Parcel 021.02  
Van Buren County, TN

Dear Sam,

We have made an examination of the public records of Van Buren County, Tennessee, relative to a certain tract in said county, belonging to Diane J. Greer and husband, James A. Greer. Being the same property conveyed to Diane J. Greer and husband James A. Greer, by Warranty Deed, from Vivian Denise Haston and husband, Kenneth Eugene Haston, dated 5/8/2006 and recorded 5/11/2006 in Record Book 26, Page 156, in the Register's Office for Van Buren County, Tennessee. This examination covers a period of thirty (30) years ending June 22, 2020, at 8:00 a.m.

**ENCUMBRANCES:** None.

**TAXES:** Taxes for the year 2019, in the amount of \$144.16, are past due and owing. Taxes for the year 2020, in the amount of \$136.00, due October 1, 2020, and subsequent years taxes are a lien, but not yet due and owing.

**RESTRICTIVE COVENANTS:** None.

**LIENS:** There is an Attorney's Real Property Lien, filed by Mark Tribble, in the amount of \$11,960.00, dated 6/19/2017 and recorded 6/21/2017 in Record Book 89, Page 927, in the Register's Office for Van Buren County, Tennessee.

**EASEMENTS:** None.

**LEGAL DESCRIPTION:** Legal description attached as Exhibit "A".

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**EXCEPTIONS:**

1. General and special taxes for the year 2020 and subsequent years.
2. Mechanics' and materialmen's lien claims which do not appear of record.
3. Any unrecorded rights of way and easements; any discrepancies, conflicts, encroachments or shortages of area and boundaries which a correct survey would show; and any other matters affecting the property which are not of public record or are not consistent with the normal chain of title.
4. Any matter which would require visual inspection of the property.
5. Rights and claims of parties in possession adverse to the owners.
6. Utility easements, recorded or unrecorded.
7. Accuracy of the tax records in the office of the Trustee and the Clerk and Master; and accuracy of the indexes in the Register's Office and all other County or City Offices.
8. Usury or claims of usury.
9. Liability arising out of any consumer credit protection, Truth-In-Lending or similar law.
10. Failure on the part of the Seller to disclose in writing the existence of lead based paint or other lead based fixtures or improvements in the demised premises, and failure on the part of the Seller to disclose latent or patent defects in the premises which are known or should have been known to Seller.
11. Subject to compliance with all Federal, State or County laws or regulations which might apply.
12. Any federal litigation which affects or may affect, directly or indirectly, the title to the property.
13. Any and all matters which are not of public record in the County in which the real estate lies.
14. Any and all matters arising out of procedural imperfections of past foreclosures on the property.

It is our opinion, therefore Diane J. Greer and husband, James A. Greer, hold record title to the property described herein, that there is an Attorney's Real Property Lien of record, that the 2019 taxes are past due and owing, and that the 2020 subsequent taxes are a lien, but not yet due and payable.

The opinion rendered herewith is for the sole and exclusive benefit of the person to whom this opinion is addressed. This opinion covers only the status of the title for the period of time hereinbefore stated and is subject to all of the limitations and exceptions herein stated. I will not take action to cure any defects or liens until the individual to whom this letter is

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addressed has incurred an actual loss because of such defects or liens and then only if such liens or defects are apparent in the time period covered by this search and should have been discovered by me and are not covered by the other exclusions herein.

Very truly yours,

Lynn Omohundro

LO/kld

Exhibit "A"

**Map 006, Parcel 021.02**

BEGINNING on a ½ inch pipe located approximately 25 feet North of the center of Cane Creek Road, said pipe is the Southeast corner of this described parcel and also a corner to the Gravel Hill Cemetery and is farther located approximately 1/10 mile East of the Lemont Road intersection; thence leaving said cemetery and going with the Northern side of Cane Creek Road N75-03-54W 82.64 feet and N77-14-17W 241.84 feet to a point on said right of way; thence leaving Cane Creek Road and going with Jimmy Forsythe along an old fence N58-50-28W 121.07 feet to a cedar post and N05-28-35E 33.78 feet to a cedar post on the Eastern side of Hickory Valle Road; thence leaving Jimmy Forsythe and going with said road N29-02-45E 287.71 feet; N26-37-40E 90.29 feet and N14-47-50E 80.08 feet to a 2 inch pipe marking the Northwest corner of this described parcel; thence leaving Hickory Valley Road and going with the remainder of the Charles B. Brimer et al property S62-10-51E 611.24 feet to a ½" pipe in a fence, leaving Brimer et al and going with the Gravel Hill Road S89-47-53W 154.43 feet to a cedar post, S43-44-22W 256.56 feet to a cedar post and S03-30-02E 109.70 feet to the point of beginning, containing 4.69 acres as surveyed by the David H. Bradley - - Land Surveying Company R.L.S. #1137 on 19 November, 1992.

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