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May 12, 2021

Ms. Gena M. Brock
Clerk & Master
1 E. Bockman Way
White County Cthse Rm. 103
Sparta, TN 38583

RE: Property of Tonya Wilson and
Tyler Carden, heirs of James T. Ford;
Sharon Clark Ford, Betsy Ford Abbott,
and April Ford Cross, as heirs of Paul E.
Ford; Alisha Ford, Andrea Patterson,
Amy Moss, and Brandi King, heirs of
David L. Ford, and Jerry W. Ford
Fourth (4th) Civil District
Map 012, Parcel 050.00
White County, TN

Dear Ms. Brock,

We have made an examination of the public records of White County, Tennessee, relative to a certain tract in said county, belonging to Tonya Wilson and Tyler Carden, heirs of James T. Ford, Sharon Clark Ford, Betsy Ford Abbot, and April Ford Cross, as heirs of Paul E. Ford, Alisha Ford, Andrea Patterson, Amy Moss, and Brandi King, heirs of David L. Ford, and Jerry W. Ford. Being the same property conveyed to Tonya Wilson and Tyler Carden, by testate succession, from James T. Ford, a one-fourth (1/4) interest, Sharon Clark Ford, Betsy Ford Abbott and April Ford Cross, by intestate succession from Paul E. Ford, a one-fourth (1/4) interest, Alisha Ford, Andrea Patterson, Amy Moss and Brandi King, by intestate succession from David L. Ford a one-fourth (1/4) interest, and Jerry W. Ford, a one-fourth (1/4) interest. Also being the same property conveyed to James T. Ford, Paul E. Ford, David L. Ford and Jerry W. Ford, by Warranty Deed, from James H. Ford and wife, Rilda W. Ford, dated and recorded 2/11/2005 in Record Book 174, Page 855, in the Register's Office for White County, Tennessee. James H. Ford and Rilda W. Ford had retained a life estate in the subject property but are now both deceased. This examination covers a period of thirty (30) years ending August 31, 2020 at 8:00 a.m.

ENCUMBRANCES: None.

RESTRICTIVE COVENANTS: None.

JUDGMENTS: None.

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TAXES: 2020 taxes, in the amount of \$410.00 are paid, 2021 taxes and subsequent years taxes are a lien, but not due and payable at this time. Green Belt Classification Application of record in Record Book 40, Page 31, in the Register's Office for White County, Tennessee. The Green Belt status of this property will be revoked if the property is transferred and the new owner does not apply for Green Belt Classification. In such case, or if the transfer of this property or buyer's use thereof results in a loss of Green Belt eligibility, a lien will attach to the property until such time as the "roll-back" taxes are paid.

EASEMENTS: None.

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

EXCEPTIONS:

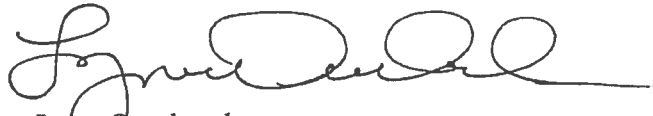
1. General and special taxes for the year 2020 and subsequent years.
2. Mechanics' and materialmen's lien claims which do not appear of record.
3. Any unrecorded rights of way and easements; any discrepancies, conflicts, encroachments or shortages of area and boundaries which a correct survey would show; 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.

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It is our opinion, therefore Jerry W. Ford, Tonya Wilson, Tyler Carden, Sharon Clark Ford, Betsy Ford Abbot, April Ford Cross, Alisha Ford, Andrea Patterson, Amy Moss, and Brandi King hold record title to the property described herein, that the property is covered by Greenbelt and may be subject to roll-back taxes, that the 2020 taxes are paid, and that the 2021 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 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 012, Parcel 50.00

Tract 1: Beginning at an oak tree in the South margin of the Burgess Falls Road, which oak tree is the extreme East corner of the home tract of Terry B. Whiteaker et ux, and is the Northeast corner of the within conveyed tract of land; thence with a line running in a westerly directions with the South line of the Whiteaker home tract, 571 feet to a fence, a corner to J.B. Wilhite; thence in a southerly direction with the fence at the West line of the J.B. Wilhite lands, 981 feet to a fence corner; thence continuing with the line of J.B. Wilhite in an easterly direction 392 feet to a fence corner, thence running in a Northerly direction with a fence 155 feet to a fence post at a poplar tree (the point where said fence turns in a Northeasterly direction); thence continuing with said fence 200 feet to a stake in said fence line; thence leaving said fence in a Northeasterly direction of 665 feet to the beginning Oak Tree containing 10.7 acres, more or less.

Tract 2: Beginning on the Northwest corner adjoining J.B. Wilhite line; running east with the Burgess Falls Road 210 feet to a stake; South 210 feet to a stake in the J. B. Wilhite line; North 210 feet to the Burgess Falls Road, containing one acre, more or less.

Tract 3: Bounded on the North by the Burgess Falls Road; on the East by J.B. Wilhite and Frank Howell; on the West by J.B. Wilhite. Same being a triangular tract of land containing 5 acres more or less **but excluding one acre (tract 2 described above) heretofore conveyed to Joyce A. Smith.**

Being the same property conveyed to Tonya Wilson and Tyler Carden, by testate succession, from James T. Wilson, a one-fourth (1/4) interest, Sharon Clark Ford, Betsy Ford Abbott and April Ford Cross, by intestate succession from Paul E. Ford, a one-fourth (1/4) interest, Alisha Ford, Andrea Patterson, Amy Moss and Brandi King, by intestate succession from David L. Ford a one-fourth (1/4) interest, and Jerry W. Ford, a one-fourth (1/4) interest. Also being the same property conveyed to James T. Ford, Paul E. Ford, David L. Ford and Jerry W. Ford, by Warranty Deed, from James H. Ford and wife, Rilda W. Ford, dated and recorded 2/11/2005 in Record Book 174, Page 855, in the Register's Office for White County, Tennessee. James H. Ford and Rilda W. Ford had retained a life estate in the subject property but are now both deceased.