

Prepared By:
First Crossville Title Company
396 South Main Street
Crossville, Tennessee 38555
(931) 484-4533

TITLE REPORT

First Crossville Title Company, 396 South Main Street, Crossville, Tennessee 38555, does hereby report to **Tays Realty & Auction, LLC**, that personnel in our office have examined the indices to the records in the Register's Office for Fentress County, Tennessee, relative to certain property described as follows:

Map 063-055.02

In the First Civil District of Fentress County, Tennessee, bounded and described as follows:

Lying and being in the First Civil District of Fentress County, Tennessee, and approximately one mile eastwardly from the Courthouse in Jamestown crossing the Bypass and to the junction of Highway 52 and the Round Mountain Road and generally lying South of Highway 52, and beginning at an iron pin on the South margin of Highway 52 at the northeast corner of property owned by East Side Farms, shown on Tax Map 63, Parcel 57, and running thence from said beginning corner and with the South margin of the right-of-way of the Highway, South 85 degrees 22 minutes 16 seconds East 219.59 feet to an ½ inch iron pin set to the west side of a utility pole the northwest corner of Tract B on the below-described plat; thence leaving the highway south 03 degrees 24 minutes 55 seconds west 198.64 feet to an 2 iron pin and cap in the north side of the East Side Farms' property and at the southwest corner of Tract B; thence with the north line of East Side Farms, north 85 degrees 20 minutes 27 seconds west 202.82 feet to an iron pin and north 01 degree 24 minutes 11 seconds west 199.60 feet to the beginning corner and containing 0.96 acres, more or less, and being shown as Tract A on the survey by G1 and Associates, Surveying for Steve Burke, Timothy L. Goad, TRLS # 1748, Drawing No. 10016-01, dated October 4, 2016, copy attached, and being the tract on which the Napa Auto Parts Store is located.

Being the same property conveyed to Clifford Pugh and wife, Martha Pugh and Marshall Pugh and wife, Kristie Pugh by virtue of a Warranty deed dated November 1st, 2016, of record in Book 261, Page 996, Register's Office, Fentress County, Tennessee.

Based upon such examination, ownership of the property is as follows:

- A Warranty Deed dated November 1st, 2016, of record in Book 261, Page 996, respectively to Clifford Pugh and wife, Martha Pugh and Marshall Pugh and wife, Kristie Pugh from Lois Burke, By Her Attorney-In-Fact, Steven A. Burke in the Register's Office, Fentress County, Tennessee.

The company personnel did not review documents relative to the following; therefore, the company is offering no information relative thereto:

1. Such state of facts as would be disclosed by an accurate survey of the premises, and in this connection, if there have been any surveys made of the premises, the statutory liens of surveyors.
2. Unknown, unrecorded and secret liens, and in this connection, if there is new construction on the premises, the statutory liens of labors and material men. Further, any fixture liens recorded under the provisions of the Uniform Commercial Code and any Internal Revenue Tax and State Tax liens imposed upon any new owners of the premises prior to their ownership of the premises.
3. The accuracy of the records in all county offices for the county in which the captioned property is located.
4. All unrecorded easements and rights-of-ways visible by an on-site inspection.
5. This report is limited to a period of 30 years prior to the date of execution.
6. No information is offered and no representation is made with regard to (a) any parties in possession, (b) deficiencies in quantities of land, (c) boundary line disputes, (d) roadways, (e) any undisclosed heirs, (f) any fraud or forgery in connection with any of the instruments in the chain of title, (g) mental incompetence, (h) confusion with regard to the names or proper identities of parties, (i) improprieties with regard to delivery of any deed, (j) marital rights (spouse or former spouse of a past owner not revealed in the instrument), (k) any instrument executed by a minor, and (l) lack of corporate capacity in the event a corporation is in the chain of title.
7. 2021 County Taxes, Rect. #11467 are due and payable in the amount of \$2,022.00.
8. Subject to a Deed of Trust Clifford Pugh, Spouse of Martha Sue Pugh; Marshall Dean Pugh, Spouse of Kristie Lynn Pugh; Martha Sue Pugh, Spouse of Clifford Pugh; and Kristie Lynn Pugh, Spouse of Marshall Dean Pugh, to Pointer Title Services, Inc., Trustee, dated November 1, 2016, of record in Book 262, Page 159, Register's Office, Fentress County, Tennessee securing an indebtedness owed to Bank of Putnam County, in the original amount of \$352,246.78.

DATED: this 28th day of October, 2021, at 8:00 A.M.

This title examination is issued for the sole use and benefit of the addressee as set out above. NO OTHER OR FURTHER USE MAY BE MADE OF THIS REPORT WITHOUT THE PRIOR WRITTEN CONSENT OF FIRST CROSSVILLE COMPANY.

FIRST CROSSVILLE TITLE COMPANY

BY: 

James E. Thompson, Secretary