

**Lynn Omohundro**

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August 12, 2022

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

RE: Property of Presbyterian Church of Sparta  
First (1<sup>st</sup>) Civil District  
Map 059B, Group B, Parcel 003.00  
White County, TN

Dear Cameron,

We have made an examination of the public records of White County, Tennessee, relative to a certain tract in said county, belonging to the Presbyterian Church of Sparta, Tennessee. Being the same property conveyed to the Trustees of the Presbyterian Church of Sparta, Tennessee, by Warranty Deed, from R. H. Brown, and wife, Mattie Brown, date 10/07/1929 and recorded 06/02/1941 in Warranty Deed Book 89B, Page 481, and by Warranty Deed from John H. Eagle, and wife Marcus, dated 04/02/1909 and dated 04/05/1909 in Warranty Deed Book 50, Page 381, in the Register's Office for White County, Tennessee. This examination covers a period of thirty (30) years ending August 11, 2022 at 8:00 a.m.

**ENCUMBRANCES:** None.

**TAXES:** Exempt

**RESTRICTIVE COVENANTS:** None

**JUDGMENTS:** None.

**EASEMENTS:** None.

**LEGAL DESCRIPTION:** Exhibit A attached herewith.

**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 that the Presbyterian Church of Sparta, Tennessee holds record title to the property described herein, that the property is unencumbered and exempt from taxes.

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

## Exhibit A

Beginning at a ½" rebar (old) in the north margin of East College Street, being a southwest corner of Gregory and Melissa Corbiere (RB:433 PG:729); thence leaving Gregory and Melissa Corbiere and with the north margin of East College Street N71°07'38"W a distance of 85.50' to a ½" rebar (new) at the intersection of East College Street and North Main Street/ Highway 84; thence leaving East College Street and with the east margin of North Main Street/ Highway 84 N18°01'31"E a distance of 102.00' to a ½" rebar (new), being a southwest corner of 1<sup>st</sup> Presbyterian Church (WDB:50 PG:381); thence leaving North Main Street/ Highway 84 and with a south line of 1<sup>st</sup> Presbyterian Church (WDB:89B PG:481) S71°07'38"E a distance of 85.50' to a ½" rebar (old), being a northwest corner of Gregory and Melissa Corbiere; thence leaving 1<sup>st</sup> Presbyterian Church (WDB:89B PG:481) and with a west line of Gregory and Melissa Corbiere S18°01'31"W a distance of 102.00' to the point of beginning. Containing 0.200 acres, more or less, as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples Jr. R.L.S. #2171, on March 10, 2021.

Being Lot 1, of 1<sup>st</sup> Presbyterian Church Division, as recorded in Plat Book 5, Page 182 in the Register's Office of White County, Tennessee.

Beginning at a 5/8" rebar (old) in the east margin of North Main Street/ Highway 84, being a southwest corner of Howard and Dana Gorter (RB:316 PG:847); thence leaving North Main Street/ Highway 84 and with a south line of Howard and Dana Gorter S71°55'56"E a distance of 91.40' to a ½" pipe (old), being a southeast corner of Howard and Dana Gorter and a southwest corner of Nicole Gabrielle (RB:304 PG:439); thence leaving Howard and Dana Gorter and with a south line of Nicole Gabrielle S71°52'45"E a distance of 82.97' to a ½" rebar (new), being a northwest corner of Linda Moore (RB:29 PG:659); thence leaving Nicole Gabrielle and with a west line of Linda Moore S25°52'36"W a distance of 49.84' to a ½" pipe (old), being a southwest corner of Linda Moore and a northwest corner of Carroll and Mary Thompson (RB:433 PG:729); thence leaving Linda Moore and with a west line of Carroll and Mary Thompson of S24°39'03"W a distance of 53.37' to a ½" rebar (new) in a north line of Gregory and Melissa Corbiere (RB:433 PG:729), being a southwest corner of Carroll and Mary Thompson; thence leaving Carroll and Mary Thompson and with a north line of Gregory and Melissa Corbiere N71°29'48"W a distance of 75.92' to a ½" rebar (old), being a northwest corner of Gregory and Melissa Corbiere and a northeast corner of 1<sup>st</sup> Presbyterian Church (WDB:89B PG:481); thence leaving Gregory and Melissa Corbiere and with a north line of 1<sup>st</sup> Presbyterian Church (WDB:50 PG:381) N71°07'38"W a distance of 85.50' to a ½" rebar (new) in the east margin of North Main Street/ Highway 84, being a northwest corner of 1<sup>st</sup> Presbyterian Church (WDB:50 PG:381); thence leaving 1<sup>st</sup> Presbyterian Church (WDB:50 PG:381) and with the east margin of North Main Street/ Highway 84 N18°01'31"E a distance of 100.69' to the point of beginning. Containing 0.391 acres, more or less, as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples Jr. R.L.S. #2171, on March 10, 2021.

Being Lot 2, of 1<sup>st</sup> Presbyterian Church Division, as recorded in Plat Book 5, Page 182 in the Register's Office of White County, Tennessee.