TITLE OPINION

TO: JOHN DIXON & ASSOCIATES AUCTIONS

The undersigned attorney has examined the title to the real estate described below from the public records of Sequatchie County, Tennessee, back for a period of 20 years, down to March 7, 2011, at 7 o'clock a.m., which shall be deemed the date of this certificate.

From this examination of the aforesaid, it is the opinion of the undersigned that Fee Simple title to the real estate described below is, as of said date, vested in **CITIZENS TRI-COUNTY BANK**, and said property is free and clear of all encumbrances, except as hereinafter noted.

Said property is described as follows:

SITUATED in the Fourth Civil District of Sequatchie County, Tennessee, and more particularly described as follows, to-wit:

MAP/PARCEL: 063B-A-04200

BEING Lot Number Twenty Nine (29) of Stone Creek Crossing Subdivision, as shown by the registered plat of said subdivision in Plat Book C, page 106, Register's Office of Sequatchie County, Tennessee.

ALSO CONVEYED HEREIN is the right of ingress and egress over existing roadways shown on the plat of Stone Creek Crossing Subdivision of record in Plat Book C, page 106, Register's Office of Sequatchie County, Tennessee.

SUBJECT to any easements, restrictions, setback lines, etc., as set out on the plat of Stone Creek Crossing Subdivision, Plat Book C, page 106, ROSCT.

SUBJECT to a 10 ft. drainage easement and any utility easements along all right of way lines and lot lines

SUBJECT to the RESTRICTIONS set forth in the deed of record in Record Book 214, page 122, ROSCT.

SUBJECT to any and all existing easements.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

<u>EXCEPTION NUMBER ONE</u>: This title opinion does not make any representation with regard to the following:

(a) any parties in possession;

- (b) deficiencies in quantities of land;
- (c) boundary line disputes;
- (d) roadways;
- (e) any unrecorded easements;
- (f) any unrecorded liens;
- (g) accuracy of the index books of the Register's Office for Sequatchie County, Tennessee;
- (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises;
 - (i) any undisclosed heirs;
- (j) any fraud or forgery in connection with any of the instruments in the chain of title;
 - (k) mental incompetence;
 - (1) confusion with regard to name or proper identity of the parties;
 - (m) improprieties with regard to delivery of deed;
- (n) marital rights (spouse or former spouse of past owners not revealed in chain of title);
 - (o) any instrument executed by a minor;
 - (p) lack of corporate capacity in the event a corporation is in the chain of title;
- (q) any facts that would be revealed by an examination of the records of the State Court, Federal District Court, and Federal Bankruptcy Court;
- (r) any questions of security interests or liens under the Uniform Commercial Code;
- (s) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement 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 or any law, ordinance or governmental regulation relating to environmental protection or hazardous waste.

The items listed under this paragraph are matters which would not be revealed by an examination of the records of the Register's Office for Sequatchie County, Tennessee, and therefore, matters in which we have no means of securing the necessary information.

<u>EXCEPTION NUMBER TWO</u>: The 2011 Sequatchie County, Tennessee real estate taxes are a lien, not yet due and payable.

EXCEPTION NUMBER THREE: Subject to the easement set forth in Misc. 46, page 408, ROSCT, to the 3.33 acre tract described therein conveyed to John S. Burch, et ux.

EXCEPTION NUMBER FOUR: Subject to prior "Greenbelt" assessment as set forth in Misc. Book 32, page 188, & Misc. Book 39, page 420, Register's Office, Sequatchie County, Tennessee.

EXCEPTION NUMBER FIVE: Subject to the Boundary Line Agreement of record in Misc. Book 46, page 408, Register's Office, Sequatchie County, Tennessee.

EXCEPTION NUMBER SIX: Subject to the conveyance to the State of Tennessee of record in Deed Book 20, page 231, Register's Office, Sequatchie County, Tennessee.

<u>EXCEPTION NUMBER SEVEN</u>: No certification is made in regard to the mineral interest in and to the above described property.

EXCEPTION NUMBER EIGHT: Subject to any easements, restrictions, setback lines, etc., as set forth on the plat of Stone Creek Crossing in Plat Book C, page 106, ROSCT.

EXCEPTION NUMBER NINE: Subject to the restrictions for Stone Creek Crossing in the deed of record in Record Book 214, page 122, Register's Office of Sequatchie County, Tennessee.

SUBJECT to the foregoing exceptions, the undersigned certifies that Fee Simple title is as herein stated.

This title opinion is for the express purpose of protecting the interest of Citizens Tri-County Bank, and not for any, third party or parties.

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