

This Instrument Prepared By:
TITLE ONE, INC.
1025 Waterford Place
Kingston, Tennessee 37922
Phone: (865) 378-9052

ATTORNEY'S TITLE OPINION. This title opinion is for the sole benefit of addressee, and is not to be relied upon by others.

TO: POWELL AUCTION & REALTY, LLC.

We have made an examination of records in the Office of the Register of Deeds and the tax collecting offices of ROANE County and the Cities in said County, for a period of **thirty consecutive years, through August 10, 2017, at 8:00 a.m.** Based upon that examination, we are of the opinion that marketable title to the property described in Schedule B herein (the "Property") is vested in the following persons, subject to the exceptions shown in Schedule A:

THE TRUST COMPANY OF KNOXVILLE

SCHEDULE A--EXCEPTIONS TO TITLE

1. No opinion is expressed as to: (a) the quantity of land; (b) overlapping boundaries; (c) mechanic's or furnisher's liens not of record; (d) matters which do not appear of public record in the County Register's Office; (e) accuracy of the records of the Register's Office of the County where the land lies; (f) matters which could only be properly determined by surveys or a personal inspection of the land; (g) any matters appearing on the records of the Federal District Court, and proceedings in any Bankruptcy Court; (h) title to appliances installed on deferred payments, if any, whether attached to or otherwise used in connection with the premises, and any liens arising therefrom; (i) any liens or other penalties assessed by any agency due to hazardous or toxic waste laws; (j) compliance with any applicable zoning regulations.

2. Subject to Payment of all ROANE County, Tennessee ad valorem real property taxes which are a lien, but are not yet due and payable through and including those for the year 2017.

NOTE: CLT #096P-A-006.00: 2016 ROANE County Property Taxes have been PAID in the amount of \$2,639.00.

3. Subject to plat of record in Plat Book 7, Slide 144(1) in the Office of Register of Deeds for Roane County, Tennessee.

4. Subject to restrictions of record in Deed Book O-15, Page 133; corrected in Deed Book R-15, Page 347 and on plat in Plat Book 7, Slide 144(1) in the Office of Register of Deeds for Roane County, Tennessee.

5. Subject to all other applicable restrictions, easements (private or public) and building setback lines of record in the ROANE County Register's Office.

6. Subject to all unrecorded liens and claims of lien of any nature, including, but not limited to: environmental and child support liens, and all related notices, that are not separately time-dated, indexed, and recorded in the Register's Office for the county in which the subject property lies in exact compliance with the statutory requirements necessary to record judgments

of Tennessee Courts of record so that they will be liens on property in such county; and any claims of fixtures under the Uniform Commercial Code.

7. General Exceptions: This opinion of title does not make any representation with regard to (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 of Deeds for the County searched; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises, including but not limited to: recent construction or repairs, encroachments, utility lines, creeks and other waterways, unlawful or unauthorized use of the property, violations of utility and drainage easements, setback lines and other restrictive covenants prescriptive easements; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of the parties when said names provided by someone other than the party searching title (former name, former married name, or spouses name); (m) improprieties with regard to delivery of instruments; (n) lack of proper consideration other than that stated in instrument; (o) marital rights-spouse or former spouse of past owners not revealed in the instruments; (p) any instrument executed by a minor; (q) lack of corporate capacity of a corporation in the event a corporation is in the chain of title; (r) lack of authority of an agent or partner; (s) any local, state or federal environmental lien; (t) violation of any local zoning, ordinance or planning commission requirements. The items listed under the above paragraph are matters which would not be revealed by examination of the records in the Register's Office for the county the property is located, and therefore, are matter that are beyond the scope of a title search. Matters under (a),(b),(c),(d), and (h) could be protected against by an accurate survey by a licensed surveyor. Item (f) unrecorded liens could be protected against by inspection of the premises for new improvements, and if such appear to have been present with the last year, the utilization of the 10 day notice of completion as per T.C.A. §66-11-143. The remaining items may be insured against by the purchase of title insurance (some exceptions may remain), and may be purchased through this agency. This opinion of title is intended for the exclusive use of the above addressee and makes no warranties, express or implied, to any other person or persons, bank, corporation or groups for any purpose whatsoever.



John M. McFarland
Licensed Insurer/Attorney

SCHEDULE B--DESCRIPTION OF PROPERTY

SITUATED in the Fourth (4th) Civil District of Roane County, Tennessee, further described as follows:

BEING Lot 5 of the Henley Point Subdivision according to Plat Book 7, Slide 144(1), Roane County Register's Office, and being subject to restrictions of record in Deed Book O-15, Page 133, as corrected in Deed Book R-15, Page 347, in said Register's Office.

BEING part of the same property conveyed via Quit Claim Deed to The Trust Company of Knoxville from Karl J. Notz, Jr., as Executor of the Last Will and Testament of Mary B. Notz, deceased, dated April 1, 1996 and recorded May 9, 1996 in Deed Book G-20, Page 130 in the Register of Deeds Office in Roane County, Tennessee.

TAX ID: 096P-A-006.00