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September 26, 2019

Tays Realty & Auction, LLC
620 Maxwell Street
Cookeville, TN 38501

ATTENTION CAMERON NIXON

Re: Attorney's Opinion of Title
Record Title: Leonard Catlin et ux Julie Catlin

Dear Mr. Nixon:

This will certify that the Overton County records have been examined regarding the title to the lands described in the attached Exhibit A. This title examination covers a minimum of 25 years, and ends on the date of this correspondence at 1:50 p.m.

Based upon this examination, it is my opinion that the status of title is as follows:

OWNERSHIP:

Leonard Catlin et ux Julie Catlin by Warranty Deed from Helen Burgess, dated March 29, 1996 and recorded April 4, 1996 @ 2:00 p.m. in Warranty Deed Book 272, Page 128, Register's Office, Overton County, Tennessee.

TAXES:

Subject to Overton County property taxes as follows, and the years thereafter:
2017— \$431.44 plus interest and penalties. (at Clerk and Master's Office)
2018— \$431.44 plus interest and penalties.
2019— \$431.44 which become due and payable on October 1, 2019.

The property is identified on Tax Map 85, as Parcel 34.00.

MORTGAGES, DEEDS OF TRUST, VENDOR LIENS, ETC:

Deed of Trust from Leonard Catlin and Julie Catlin in favor of Union Bank and Trust Company, in the amount of \$57,891.80, dated March 26, 2009 and recorded March 30, 2009 @ 11:10 a.m. in Record Book 64, Page 388, Register's Office, Overton County, Tennessee.

Deed of Trust from Leonard Owen Catlin and spouse, Julie T. Catlin in favor of Union Bank and Trust Company, in the amount of \$46,069.68, dated August 17, 2018 and recorded August 24, 2018 @ 1:57 p.m. in Record Book 196, Page 86, Register's Office, Overton County, Tennessee.

OIL, GAS OR MINERAL LEASES:

None of record during the period of this examination. However, base deed of source (Warranty Deed Book 182, Page 213), is subject to Option Agreement in favor of Southern Energy and Minerals, Inc. granted July 25, 1975 by Pace Oil Company, Inc. and Roger Page, being one and the same person as F. Roger Page, Jr. and H. Roger Page, and a Lease Agreement in favor of An-Car Oil Company, Inc., and further subject to an Agreement and Lease in favor of Southern Energy and Mineral, Inc. dated July 25, 1975.

NOTE: Due to the location of this tract in an area of the County where there has been an extensive history of mineral severances, and due to this opinion being limited to a search of the records for not more than 25 years, no representation is made by the examiner as to mineral, oil or gas rights.

RESTRICTIVE COVENANTS, LIFE ESTATES, TAX LIENS, MATERIAL LIENS, ETC.:

None of record during the period of this examination which remain in force or effect.

MISCELLANEOUS:

Subject to an off conveyance of 6.20 acres to Benjamin Catlin et ux Keri Catlin, of record in Record Book 95, Page 148, Register's Office, Overton County, Tennessee.

This title opinion does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes and location of improvements; (d) roadway; (e) unrecorded easements; (f) unrecorded liens including liens for labor performed and materials furnished within the statutory period; (g) accuracy of the indexing in the Register's Office of the county in which the property lies; (h) matters not of record in the Register's Office of said county which would be disclosed by an accurate survey or inspection of the property; (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 parties; (m) improprieties with regard to delivery of deeds; (n) marital rights (spouse or former spouse of past owner not revealed in instruments; (o) instruments executed by minors; (p) lack of requisite capacity or approval of any corporation, partnership, trust or other entity; (q) lack of authority of any person executing an instrument on behalf of a corporation, partnership, trust or other entity or as an attorney- in-fact or representative for another person; (r) governmental building and zoning laws and regulations; (s) any threatened or pending lawsuits or other actions, unless notice thereof has been

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recorded in the Register's Office of said county; (t) any environmental law or protection matters or problems, unless recorded in the Register's Office of said county, or (u) any matter or claim arising by reason of the operation of any bankruptcy, insolvency, receivership, or similar creditors' rights laws. These are matters which would not be revealed by an examination of the records in the Register's Office of the county in which the subject real property is located, and therefore matters which we have not examined and make no representation.

This opinion of title is for the exclusive use and benefit of the addressee.

Respectfully Submitted,



Julie E. Officer, Attorney

JEO/lb

EXHIBIT A

LYING and being in the 10th Civil District of Overton County, Tennessee, being more particularly described as follows, to-wit:

BEGINNING at a stake on the east side of the Cravenstown to Cookeville Road; thence S88°00'34"E 2053.54' to a stake; thence S05°28'40"W 1152.53' to a corner; thence N87°39'00"W 1680.00' to an iron pipe; thence N20°14'00"W 592.00'; thence N07°41'00"W 529.40' with road; thence N02°25'00"E 24.10' to the Point of Beginning, containing + - 50.02 acres.

Surveyed by Wiggins Land & Surveying Company.

The previous and last conveyance being a deed from Helen Burgess to Leonard Catlin et ux Julie Catlin, of record in Warranty Deed Book 272, Page 128, Register's Office, Overton County, Tennessee.

Subject to an off conveyance of 6.20 acres, of record in Record Book 95, Page 148, Register's Office, Overton County, Tennessee.