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September 28, 2021

Tays Realty & Auction
620 Maxwell Street
Cookeville, TN 38501

To Whom It May Concern:

Re: Billy C. Mayberry and Edna L. Mayberry
1707 York Highway – JACKSON COUNTY
Tax Map 34, Parcel 62.00

I hereby certify that I have examined the public records of Jackson County, Tennessee, affecting the title to the property located in the Sixth Civil District of Jackson County, Tennessee, conveyed to Billy C. Mayberry and wife, Edna L. Mayberry, as described and recorded in the Register's Office of Jackson County, Tennessee, in Book O-2, Page 159 and in Book Z-2, Page 175. This opinion covers a period of twenty years to September 28, 2021 at 8:00 a.m.

My examination of the said public records reveals the following objections:

1. Mortgages, deeds of trust, and/or purchase money lien notes:
None.
2. Taxes:
 - a. Subject to the 2021 County taxes in the amount of \$662.00, a lien not yet due and payable.
 - b. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. David W. Ledbetter, Attorney at Law, assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A., Section 67-5-603, et seq.
3. Other objections:
 - a. A deed establishing boundary must be recorded in the Register's Office of Jackson County, Tennessee.

- b. Subject to all matters on the survey by Allen Maples Surveying dated September 15, 2021.

This title report 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) improper subdivision or re-subdivision of subject property, or failure to comply with applicable governmental planning regulations or statutes; (g) any unrecorded liens; (h) accuracy of the index books of the Register's, Trustee's and Clerk and Master's offices of said County; (i) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (j) any undisclosed heirs; (k) any fraud or forgery in connection with any of the instruments in the chain of title; (l) mental incompetence; (m) confusion with regard to the name or proper identity of parties; (n) improprieties with regard to delivery of deed; (o) marital rights (spouse or former spouse of past owners not revealed in the instrument); (p) any instrument executed by a minor; (q) lack of corporate capacity in the event a corporation is in the chain of title; (r) any facts that would be revealed by an examination of the records of State Courts, Federal District Court, and Federal Bankruptcy Court; (s) any questions of security interests or liens under the Uniform Commercial Code; (t) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting and regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvements 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.

These items listed under the immediately preceding paragraphs are matters which would not be revealed by an examination of the records of the Register's, Trustee's and Clerk and Master's Offices of said County, and, therefore, matters in which we have no means of securing the necessary information. The matters under (a), (b), (c), (d) and (e) could be protected against by an accurate survey by a qualified licensed surveyor. Item (f) improper subdivision or re-subdivision of subject property could be protected against by requiring a qualified licensed surveyor to properly subdivide or re-subdivide subject property and obtain necessary approvals in accordance with any applicable governmental planning regulations and statutes. Item (g) unrecorded liens, could be guarded against by an inspection of the premises for new improvements, and if such appear to have been present, the utilization of the notice of completion and waiting ten (10) days to close as per T.C.A. Section 66-11-143, et seq. The matters under (h) through (s) may be insured against by the utilization of title insurance, and should you desire more information in that regard we would be pleased to discuss same with you.

This title report does not certify the existence of any mineral rights or mineral interests for minerals of any kind, including without limitation oil and gas rights, whether surface or subsurface, or for any rights, privileges, or immunities relating thereto. The undersigned makes no representation as to present ownership of any such rights or interests. There may be leases, grants, exceptions or reservations of rights or interests not disclosed hereby.

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This title opinion is issued for the sole use and benefit of *Tays Realty & Auction*, and the undersigned shall not be responsible to any other party relying on it.



DAVID W. LEDBETTER, ATTORNEY AT LAW

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Exhibit "A"

Lying and being located in the Sixth Civil District of Jackson County, Tennessee, and being more particularly described as follows:

Beginning at a steel post at a fence corner in the north margin of Robert Smith Lane, being a southeast corner of Roy Shepherd (DB:38 PG:1598); thence leaving Roy Shepherd and with the north margin of Robert Smith Lane with a curve turning to the left with an arc length of 96.79', with a radius of 288.74', with a chord bearing of S47°00'28"W, with a chord length of 96.34'; thence S37°24'17"W a distance of 297.89'; thence with a curve turning to the right with an arc length of 88.80', with a radius of 144.17', with a chord bearing of S55°03'00"W, with a chord length of 87.40'; thence S72°41'43"W a distance of 95.12'; thence with a curve turning to the left with an arc length of 53.04', with a radius of 170.16', with a chord bearing of S63°45'59"W, with a chord length of 52.82'; thence S54°50'14"W a distance of 23.62' to a point in the intersection of Robert Smith Lane and York Highway; thence leaving Robert Smith Lane and with the north margin of York Highway and with a curve turning to the left with an arc length of 114.40', with a radius of 497.88', with a chord bearing of N69°11'23"W, with a chord length of 114.15'; thence N75°46'20"W a distance of 117.86'; thence with a curve turning to the right with an arc length of 36.26', with a radius of 509.97', with a chord bearing of N73°44'08"W, with a chord length of 36.25' to point in an agreed boundary line, being a southeast corner of Shirley Cox and Brenda Anderson (DB:22 PG:600) and Steve Scantland and Stephanie Fox (DB:86 PG:821); thence leaving York Highway and with an east line of Shirley Fox and Brenda Anderson and Steve Scantland and Stephanie Fox N37°27'20"E passing through a sign post (old) at a distance of 16.52' on for a total distance of 194.35' to a ½" rebar (new) in the center of the hollow; thence with the center of the hollow N72°05'16"E a distance of 125.20'; thence N46°44'10"E a distance of 52.17'; thence N37°00'46"E a distance of 120.79'; thence N34°56'12"E a distance of 133.89'; thence N14°35'54"E a distance of 248.46'; thence N53°37'18"E a distance of 60.35'; thence N39°00'46"E a distance of 93.65'; thence N30°36'07"E a distance of 154.99'; thence N28°49'00"E a distance of 97.93'; thence N30°57'50"E a distance of 48.65' to a point, being a southwest corner of Roy and Elizabeth Shepherd (DB:63 PG:943) and a northeast corner of Heather Bergeron (DB:E-4 PG:37); thence leaving the center of the hollow and with a west line of Roy and Elizabeth Shepherd (DB:63 PG:943) and Heather Bergeron and a fence S07°35'31"W a distance of 319.92' to a steel post at a fence corner, being a southwest corner of Heather Bergeron and a northwest corner of Roy Shepherd (DB:38 PG:1598); thence leaving Heather Bergeron and with a west line of Roy Shepherd (DB:38 PG:1598) S25°50'03"W a distance of 15.32' to a 18" maple in a fence; thence S07°29'19"W a distance of 101.18' to a 8" ash in a fence; thence S00°26'58"E a distance of 269.56' to a wood post at a fence corner; thence S83°15'05"E a distance of 50.66' to the beginning. Containing 6.206 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 September 15, 2021.

MAP 34, PARCEL 62.00

The previous and last conveyance being a deed to Billy C. Mayberry and wife, Edna L. Mayberry of record in Book O-2, Page 159 and in Book Z-2, Page 175, Register's Office of Jackson County, Tennessee.