

LAW OFFICE  
**JAMES D. WHITE, JR.**

101 GREEN STREET  
MAILING ADDRESS: P.O. BOX 333  
CELINA, TENNESSEE 38551

JAMES D. WHITE, JR., ATTORNEY  
EMAIL: [jwhite@info-ed.com](mailto:jwhite@info-ed.com)

TELEPHONE: (931) 243-3535  
TELEFAX: (931) 243-3902

MISTY GRACE, LEGAL ASSISTANT  
EMAIL: [mistygrace@info-ed.com](mailto:mistygrace@info-ed.com)

Tays Realty & Auction, LLC  
620 Maxwell St.  
Cookeville, TN 38501

Re: Preliminary Title Opinion  
Angel Watson  
Map 16, Parcel 8.04

Sir:

I, James D. White, Jr., Attorney at Law, hereby certify that I have examined the title to the real estate, situated in the 3rd Civil District of Clay County, Tennessee, and being the same lands conveyed to Jeffery L. Watson and wife, Angel Watson, from Glen Watson and wife, Lorene Watson, by warranty deed dated April 17, 2001, and recorded in Deed Book 75, pages 66-68, Register's Office of Clay County, Tennessee; and being the same lands wherein Jeffery L. Watson conveyed all his right, title and interest to Angel Watson by quitclaim deed dated November 12, 2012, and recorded in Deed Book 99, pages 162-163, Register's Office of Clay County, Tennessee, which deed is corrected by Deed of Correction dated May 2, 2013, and recorded in Deed Book 100, pages 9-11, Register's Office of Clay County, Tennessee, and more particularly described in Exhibit "A" attached hereto. This title search covers a period from twenty-five (25) years last past down to September 9, 2021, at 10:30 a.m.

Based on my examination, it is my opinion that valid fee simple title to said premises is vested in Angel Watson, subject only to the following:

1. Clay County real estate taxes for the tax years 2016-2020, which are past due plus penalties; 2021, which are neither due nor payable, and thereafter.
2. That certain Deed of Trust from Angel Watson d/b/a Pea Ridge Quick Mart & Café, to Wallace G. Austin, Trustee, dated January 15, 2016, and recorded in Trust Deed Book 139, pages 49-55, Register's Office of Clay County, Tennessee, securing an original indebtedness in the amount of \$177,065.24 to Cumberland Area Investment Corporation, Cookeville, Tennessee. Also see Appointment of Successor Trustee appointing Daniel H. Rader IV as Successor Trustee dated December 30, 2020, and recorded in Miscellaneous Book 16, pages 331-332, Register's Office of Clay County, Tennessee.

3. This opinion does not certify as to timber, oil, gas, mineral rights and/or other leases.

4. 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) any unrecorded liens; (g) accuracy of the index records of the Register's Office of Clay 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; (l) confusion with regard to the name or proper identity of parties; (m) impropriety with regard to delivery of deed; (n) marital rights, spouse or former spouse of past owners not revealed in the instruments; (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 roll-back taxes that might be subject to collection, pursuant to T.C.A. Section 67-5-1008, et seq.; (r) any property interest acquired by the United States of America, the State of Tennessee, or any other State under State, Federal, Civil and/or Criminal Forfeiture Statutes; (s) any information which would be disclosed by an examination of the public records of Clay County, Tennessee, prior to the commencement date of my examination.

This opinion is issued solely and exclusively for the use and benefit of Tays Realty & Auction, LLC, 620 Maxwell St., Cookeville, Tennessee 38501.

Executed at Celina, Tennessee, as of September 9, 2021, at 10:30 a.m.



JAMES D. WHITE, JR.

## EXHIBIT "A"

### I. LEGAL DESCRIPTION OF REAL ESTATE:

Situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

Beginning at a concrete monument on the east margin of Highway Tn. State # 53 and the northern margin of the Holly Creek Road, thence North 32 degrees, 03 minutes, 43 seconds East 163.50 feet to a 1/2" pipe, thence leaving the R. O. W. and severing the land of Glen Watson, South 82 degrees, 13 minutes, 27 seconds East 37.21 feet to a 1/2" pipe, thence South 28 degrees, 08 minutes, 07 seconds East 296.55 feet to a 1/2" pipe, thence South 34 degrees, 23 minutes, 04 seconds West 52.72 feet to a 1/2" pipe thence South 61 degrees, 17 minutes, 39 seconds West 98.01 feet to a 1/2" pipe on the northeast R. O. W. of the Holly Creek road. Thence with the R. O. W. North 9 degrees, 21 minutes, 41 seconds West 52.75 feet to a concrete monument, thence North 32 degrees, 48 minutes, 46 seconds West 107.25 feet to a concrete monument, thence North 55 degrees, 09 minutes, 29 seconds West 76.30 feet to a concrete monument, thence North 29 degrees, 21 minutes, 07 seconds West 37.62 feet to the point of beginning containing 0.9321 acres. As surveyed by Wiggins Land Surveying plat dated August 24, 1999.

Together with a right-of-way across that certain 32-foot wide road, said right-of-way beginning at a 1/2-inch pipe on the Northeast side of the Holly Creek Road; thence leaving the Northeast side of the Holly Creek Road, N 61 deg. 17' 39" E 98.01 feet; thence N 34 deg. 23' 04" E 52.72 feet to a 1/2- inch pipe; thence S 28 deg. 08' 07" E 32 feet; thence S 34 deg. 23' 04" W 52.72 feet; thence S 61 deg. 17' 39" W 98.01 feet to a point on the North side of the Holly Creek Road; thence with the North side of the Holly Creek Road, Westwardly 32 feet to the beginning.

There is also conveyed herewith a perpetual right and easement to maintain across and upon the lands of the Grantors lying to the North of the lands herein conveyed, underground field lines for a sewer system, the septic tank of which is located on the property herein above conveyed, and to go upon the lands of the Grantors whenever reasonably necessary for the purpose of inspecting, maintaining and repairing said field lines, and the Grantees, upon making said repairs, shall make level the surface of the ground above said field lines, and interfere as little as reasonably possible with any improvements upon the Grantors' land.

And being the same lands conveyed to Jeffery L. Watson and wife, Angel Watson, from Glen Watson and wife, Lorene Watson, by warranty deed dated April 17, 2001, and recorded in Deed Book 75, pages 66-68, Register's Office of

Clay County, Tennessee; and being the same lands wherein Jeffery L. Watson conveyed all his right, title and interest to Angel Watson by quitclaim deed dated November 12, 2012, and recorded in Deed Book 99, pages 162-163, Register's Office of Clay County, Tennessee, which deed is corrected by Deed of Correction dated May 2, 2013, and recorded in Deed Book 100, pages 9-11, Register's Office of Clay County, Tennessee.