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March 30, 2022

Tays Realty & Auction, LLC
Cookeville, TN 38501

Re: Property of William Merrill Klein and wife, Marilyn Sue Klein
Tract 1 - 206-200 Oakwood Street (Parcel 13)
Tract 2 - 208 Oakwood Street (Parcel 12)
Tract 3 - Oakwood Street (Parcel 15)
Tract 4 - Oakwood Street (Parcel 15 SI)
First (1st) Civil District - White County

I have made an examination of the public records of White County, Tennessee, as indexed, relative to a certain tract of real estate situated in the First (1st) Civil District of said county and belonging to William Merrill Klein and wife, Marilyn Sue Klein, which property was acquired by them by deeds recorded in Record Book 166, Page 254, Record Book 199, Page 880, and Record Book 185, Page 131 all, in the Register's Office of White County, Tennessee. This examination covers a period of thirty (30) years.

The fee for this title examination is based on a property value of \$177,000.00, with said amount establishing the maximum potential legal liability for this examination.

This examination was made as of the 30th day of March 2022, at 8:00 a.m., and in my opinion good fee simple title is vested in William Merrill Klein and wife, Marilyn Sue Klein, subject to the following:

I. TAXES: a) As to Tract 1 - The 2021 real estate taxes (\$384 County/\$172.01 City) are delinquent and constitute a lien against the property. b) As to Tract 2 - The 2021 real estate taxes (\$384 County/\$172.01 City) are delinquent and constitute a lien against the property. c) As to Tract 3 - The 2021 real estate taxes (\$118 County/\$53.56 City) are delinquent and constitute a lien against the property d) As to Tract 4 - The 2021 real estate taxes (\$47 County) are delinquent and constitute a lien against the property. e) The 2022 real estate taxes constitute a lien against the property but are not due and payable until October 1, 2022.

II. RESTRICTIONS, CONDITIONS AND EASEMENTS: None.

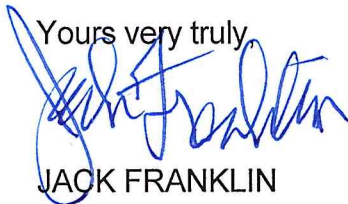
III. DEEDS OF TRUST AND/OR PURCHASE LIENS: None.

IV. OTHER: None.

V. 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 tax records of White County, Tennessee, and of the index books of the Register's Office for White 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) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouses of past owners not revealed in the instrument); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title. The items listed under Item V are matters which would not be revealed by an examination of the records of the Register's Office of White County, Tennessee, and, therefore, matters in which I 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), unrecorded liens, could be guarded against by 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 TCA 66-11-143, et seq. The remaining items listed under Item V, (g) through (p), may be insured against by the utilization of title insurance, and should you desire more information in that regard, I would be pleased to discuss same with you and my position, if you desire, to arrange for title insurance to be secured.

This title examination is issued for the sole use and benefit of: Tays Realty & Auction, LLC.

Yours very truly,



JACK FRANKLIN

JF/km