

931-526-6131
Fax 931-372-0150
LedbetterTitleCo.com



24 North Jefferson Ave.
P.O. Box 715
Cookeville, TN 38503

October 17, 2023

Tays Realty & Auction
620 Maxwell Street
Cookeville, TN 38501

To Whom It May Concern:

Re: Watson Douglas Powers & Mary Eugenia Powers
Highway 70 East
Tax Map 81, Parcel 26.03

I hereby certify that I have examined the public records of Putnam County, Tennessee, affecting the title to the property located in the Third Civil District of Putnam County, Tennessee, conveyed to Watson Douglas Powers and wife, Mary Eugenia Powers, as described and recorded in the Register's Office of Putnam County, Tennessee, in Record Book 286, Page 277. This opinion covers a period of twenty years to October 17, 2023 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. The 2023 County taxes in the amount of \$470.00 have been paid.
 - 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. Ledbetter Title Co., LLC and Kent R. Moore, Attorney at Law, assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A., Section 67-5-603, et seq.
3. Other objections:
Subject to an off-conveyance of 5.001 acres of record in Record Book 1409, Page 482, aforesaid records.

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.

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.

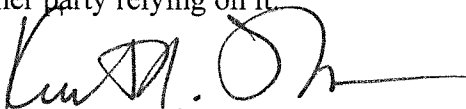

KENT R. MOORE, ATTORNEY AT LAW

Exhibit "A"

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

Beginning on an iron pin on the North side of Highway 70; thence with the North side of Highway 70, S75-20W 284.20; S73-22W 862.52 to a steel pipe; thence leaving said road and running with the lands of Watson D, Powers, N20-38W 29734; N20-51W 168.25 to a Blad(Oak; thence with the lands of William Clyde Webster and a yellow painted line, N76-31E 142.11; N86-24E 101.44; N69-13E 218.20; N72-15E 282.45; N70-35E 177.71; N6946E 208.02; N71-48E 178.96; N58-13E 171.41 to a steel pipe; thence leaving said yellow painted line and running S11-49W 609.83 to the point of beginning containing 13.77 acres.

Subject to an off-conveyance of 5.001 acres of record in Record Book 1409, Page 482, Register's Office of Putnam County, Tennessee.

MAP 81, PARCEL 26.03

The previous and last conveyance being a deed to Watson Douglas Powers and wife, Mary Eugenia Powers of record in Record Book 286, Page 277, Register's Office of Putnam County, Tennessee.