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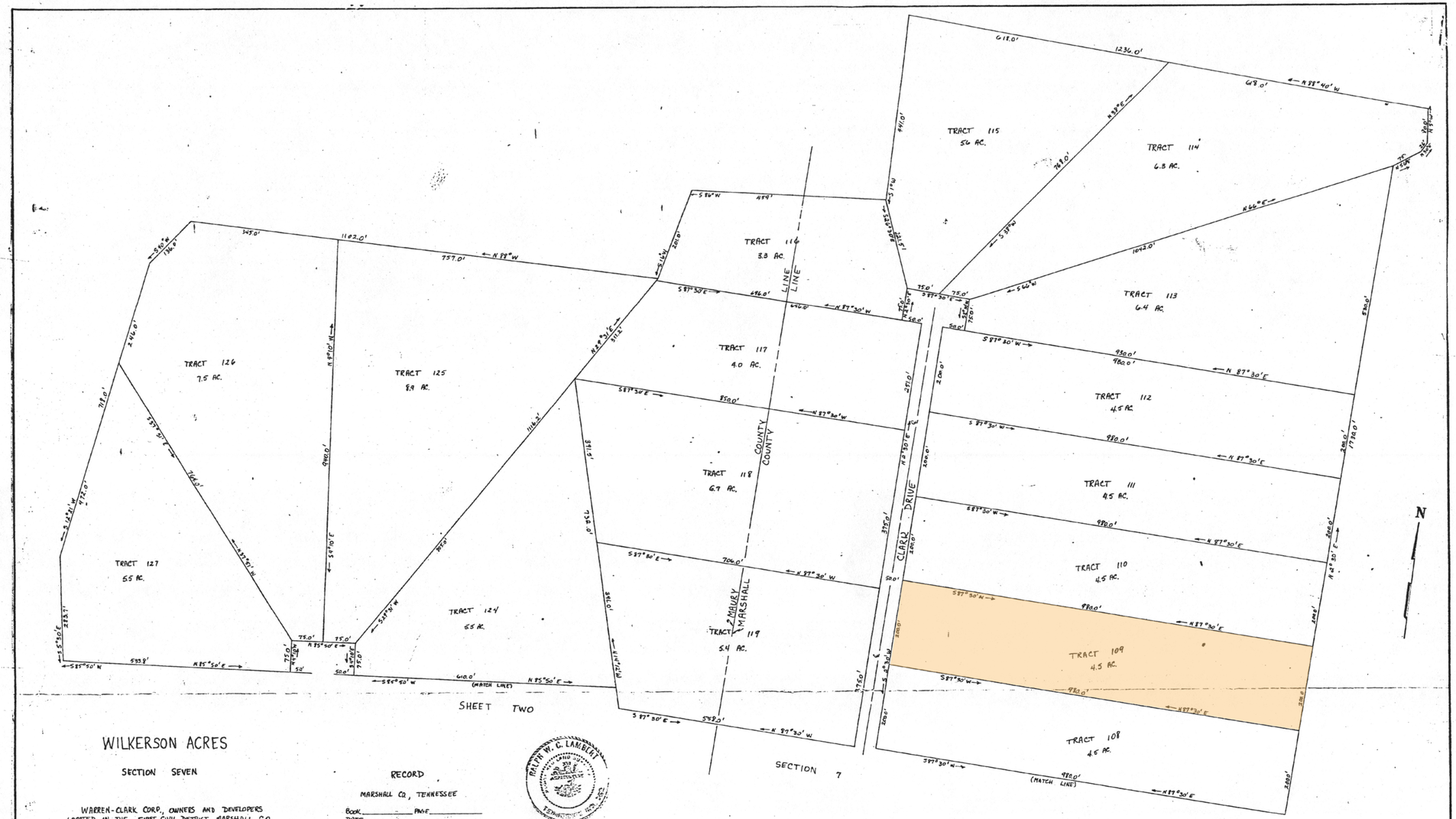

WILKERSON ACRES

SECTION SEVEN

WARREN-CLARK CORP., OWNERS AND DEVELOPERS
LOCATED IN THE FIRST CIVIL DISTRICT, MARSHALL CO.

SCALE 1 INCH = 100 FEET

"SHEET ONE OF TWO"

Bill Cow
Chairman
Marshall Co Planning Com
1-20-73

RECORD

MARSHALL CO., TENNESSEE

BOOK _____ PAGE _____
DATE _____

SURVEYOR

RALPH W. C. LAMBERT
1104 McALPINE AVE.
NASHVILLE, TENN. 37216

LICENSE NO. 162

RALPH W. C. LAMBERT
LAND SURVEYOR
AGRICULTURE
TENNESSEE

2-sheets
STATE of TENNESSEE
COUNTY of MARSHALL
Filed for Record this 14th day of February A. D. 1973
at 9 o'clock 30 minutes A.M.
Record Bk. H-5 Page 260
Hill Walker Register

CERTIFICATE OF EASEMENT RIGHTS

I (WE) HEREBY CERTIFY THAT DUCK RIVER ELECTRIC MEMBERSHIP CORP. HAVE EASEMENT RIGHTS FOR POWER LINE INSTALLATIONS TO PROVIDE SERVICE FOR EACH AND EVERY TRACT OF LAND PER OWNERS AND DEVELOPERS.

DATE: 1-29-73 OWNER: W. C. Wilkerson
DATE: 1-29-73 OWNER: [signature]

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE MARSHALL COUNTY PLANNING COMMISSION.

DATE: FEB. 26, 1971
REV. DEC. 22, 1972

Ralph W. C. Lambert #162
SURVEYOR

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (WE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, DEDICATED ALL STREETS TO PUBLIC OR PRIVATE USE, AS NOTED.

DATE: 1-29-73 OWNER: W. C. Wilkerson
DATE: 1-29-73 OWNER: [signature]
DATE: _____ OWNER: _____

First American Title Insurance Company

Commitment Number: 34007-11-2017

SCHEDULE A

1. Commitment Date: November 14, 2017 at 08:00 AM

2. Policy (or Policies) to be issued: Amount

   (a) Owner's Policy (ALTA Own. (06/17/06))
   Proposed Insured:
   TBD

   (b) Loan Policy (ALTA Loan (06/17/06))
   Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by Kenneth W. Lovett and Charles D. Payne, a Partnership.

4. The land referred to in the Commitment is described as follows:

   Located in the First Civil District of Marshall County, Tennessee and described as follows:

   Property fronts 200 feet across Clarks Drive the sw line being 87 deg. 30' N. 980' to dead line in the rear measuring 200' across N. 87 deg. 30' E. and 980' to Clark Dr. and N. 200' to the point of beginning.

   Being the same property conveyed to Kenneth W. Lovett and Charles D. Payne, a Partnership by Warranty Deed from Robert Hartsfield, Jr., recorded on the 8th day of May, 1996 in Deed Book 214, Page 767, in the Register's Office of Marshall County, Tennessee.

First Title & Escrow Company, Inc.

By: _____
First Title & Escrow Company, Inc.

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AMERICAN LAND TITLE ASSOCIATION

First American Title Insurance Company

Commitment Number: 34007-11-2017

SCHEDULE B - SECTION I
REQUIREMENTS

The following requirements must be met:

a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.

b. Pay us the premiums, fees and charges for the policy.

c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

e. Proof of the existence and good standing of legal entities involved in the transaction.

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AMERICAN LAND TITLE ASSOCIATION

First American Title Insurance Company

Commitment Number: 34007-11-2017

SCHEDULE B - SECTION II
EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights of claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's Liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date and time of record of the instruments to be insured.
5. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 003 016 00.
8. State and County taxes for the year 2017, in the amount of $166.00, PAID. Map and Parcel No. 003 016 00.
9. All matters appearing on the Plan of record as Plat Cabinet A, Slide 51, Register's Office for Marshall County, Tennessee.

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AMERICAN LAND TITLE ASSOCIATION

CRS Data

Friday, November 17, 2017

LOCATION

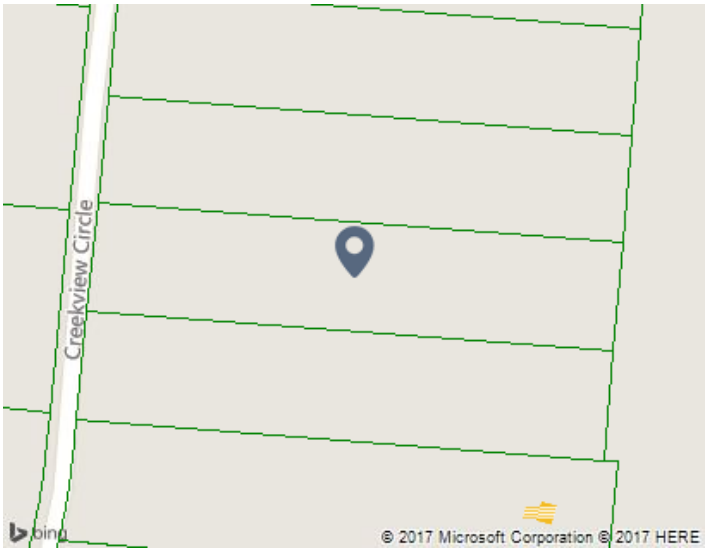
Property Address	5594 Creek View Rd Columbia, TN 38401-9548
Subdivision	Wilkerson Acres Sec 7
County	Marshall County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	003 016.00
Special Int	000
Alternate Parcel ID	
Land Map	003
District/Ward	01
2010 Census Trct/Blk	9550/4
Assessor Roll Year	2017



CURRENT OWNER

Name	Lovett Kenneth W Charles D Payne
Mailing Address	1904 Evergreen Rd Thompsons Station, TN 37179-9779

SALES HISTORY THROUGH 10/05/2017

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
5/6/1996	**$23,500**	Lovett Kenneth W Charles D Payne		Warranty Deed		214/767
10/30/1990	$10,100	Hartsfield Robert Jr		Warranty Deed		153/224
5/17/1988		Mid State Trust II			3	131/455

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2017	**Assessment Year**	2017		
Appraised Land	$24,100	**Assessed Land**		**Marshall**	3.22
Appraised Improvements		**Assessed Improvements**			
Total Tax Appraisal	$24,100	**Total Assessment**	$6,025		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2016		$178.71	$178.71
2015		$178.71	$178.71
2014		$178.71	$178.71
2012		$178.71	$178.71

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MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Household Units	**Lot Dimensions**	
Block/Lot	/0109	**Lot Square Feet**	196,019
Latitude/Longitude	35.693969°/-86.809125°	**Acreage**	4.5

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		**Road Type**	Paved
Electric Source	Public	**Topography**	Level
Water Source	Individual	**District Trend**	Stable
Sewer Source	Individual	**Special School District 1**	
Zoning Code	A1	**Special School District 2**	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Wilkerson Acres Sec 7	**Plat Book/Page**	A/51
Block/Lot	/0109	**District/Ward**	01
Description	001 001 002.02 000		

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47117C0025D	09/28/2007

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