

Old Republic National Title Insurance Company

Commitment Number: 27770-05-2008

SCHEDULE A

1. Commitment Date: May 29, 2008 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 OWN (06/17/06))
Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by Lizabeth Coleman and Julia Primrose, devisees under the will of J. L. Franklin, deceased

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

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Connell Estates, Section IV, of record in Plat Book 3842, page 239, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. L. Franklin and wife, Linda P. Franklin, by deed dated December 10, 1968, from Goodlettsville Development Company, Inc., a Tennessee corporation, of record in Book 4296, page 927, Register's Office for Davidson County, Tennessee. Linda P. Franklin predeceased J. L. Franklin, who died on November 14, 2006. By will of record in Docket No. 07P50, Davidson County Probate Court Clerk's Office, a certified copy of which is of record as Instrument No. 20080514-0049590, said Register's Office, subject property was devised to Lizabeth Coleman and Julia Primrose.

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By: _____
First Title & Escrow Company, Inc.

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**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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**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 or claims of parties in possession.
3. Mechanics', Contractors' or Materialmens' 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 recording of the instruments to be insured.
5. State and County taxes for the year 2008, a lien, but not yet due and payable. Map and Parcel No. 018070061.00.
6. State and County taxes for the year 2007, in the amount of \$1,490.76, PAID. Map and Parcel No. 018070061.00.
7. Restrictive covenants contained in an instrument of record in Book 4294, page 962, Register's Office for Davidson County, TN.

, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).

8. All matters appearing on the Plan of record as Book 3842, page 239, Register's Office for Davidson County, Tennessee.