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Amonett's Eagle Auction
1220 Livingston Hwy.
Byrdstown, TN 38549

Re: Preliminary Title Opinion
Estate of Gene Turner, deceased
Map 28, Parcel 16

Sir:

I, James D. White, Jr., Attorney at Law, hereby certify that I have examined the title to the real estate, situated in the 1st Civil District of Clay County, Tennessee, and being a portion of the lands Gene Turner from Billy Turner by quitclaim deed dated February 3, 2007, and recorded in Deed Book 88, pages 365-366, 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 May 19, 2022, at 7:00 p.m.

Based on my examination, it is my opinion that valid fee simple interest in said premises is vested in the Estate of Gene Turner, deceased, subject only to the following:

1. Clay County real estate taxes for the tax year 2022, which are neither due nor payable, and thereafter.

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

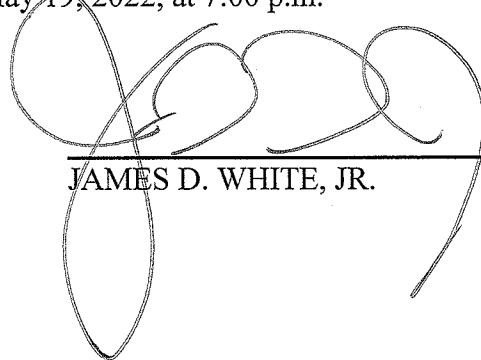
3. This title report does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens; (g) accuracy of the index records of the Register's Office of Clay 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

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Estate of Gene Turner, deceased

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 Amonett's Eagle Auction, 1220 Livingston Hwy., Byrdstown, Tennessee 38549.

Executed at Celina, Tennessee, as of May 19, 2022, at 7:00 p.m.



A handwritten signature in black ink, consisting of several loops and a long tail, is written over a horizontal line. The signature is positioned above the printed name 'JAMES D. WHITE, JR.'.

JAMES D. WHITE, JR.

EXHIBIT "A"

I. LEGAL DESCRIPTION OF REAL ESTATE:

Situated, lying and being in the 1st Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

Beginning on a 2" steel pipe at the north margin of the Union Hill-Moss Road, being the southeast corner of the tract of land herein described, also a point in the boundary of a tract of land belonging to Frederick Schmitz and Elizabeth George (Deed Book 89, page 553) and being further a point in the outer perimeter of the parent tract; Thence leaving the boundary of Schmitz and George and with the north margin of the road South 73 degrees, 25 minutes, 50 seconds West 385.52 feet; Thence with a leftward curve of the road having a delta angle of 19 degrees, 04 minutes, 04 seconds, a radius of 1058.06 feet, a length of 352.12 feet, a chord bearing of South 63 degrees, 53 minutes, 48 seconds West and a chord distance of 350.50 feet; thence South 54 degrees, 21 minutes, 46 seconds West 55.68 feet; Thence with a rightward curve of the road having a delta angle of 5 degrees, 54 minutes, 56 seconds, a radius of 870.49 feet, a length of 89.87 feet, a chord bearing of South 58 degrees, 36 minutes, 10 seconds West and a chord distance of 89.83 feet to a new iron pin, being the southwest corner of the tract of land herein described; Thence leaving the road and severing the parent tract the following calls: North 23 degrees, 15 minutes, 19 seconds West 306.65 feet to a 10" sassafras, North 0 degrees, 20 minutes, 53 seconds East 275.11 feet to a wooden post in a fence corner, South 87 degrees, 25 minutes, 04 seconds East 242.37 feet to a wooden post in a fence corner and North 13 degrees, 14 minutes, 57 seconds West 355.58 feet to a wooden post in a fence corner, being a point in the boundary of a tract of land belonging to James and Connie Trobaugh (Deed Book 44, page 187) and also a point in the outer perimeter of the parent tract; Thence with Trobaugh's boundary North 75 degrees, 28 minutes, 00 seconds East 712.56 feet to a wooden post at a fence corner, being the northeast corner of the tract of land herein described and a point in the boundary of a tract of land belonging to Clay County (Deed Book 48, page 704); Thence with the boundary of the Clay County property South 13 degrees, 35 minutes, 39 seconds East 85.00 feet to a wooden post, being a point in the boundary of a tract of land belonging to Jimmy D. and Brenda Boles (Deed Book 39, page 485); Thence with Boles' boundary South 12 degrees, 39 minutes, 44 seconds East 103.80 feet to a wooden post at a fence corner, being a point in the boundary of the aforementioned tract of land belonging to Frederick Schmitz and Elizabeth George; Thence with the boundary of Schmitz and George the following calls: South 57 degrees, 36 minutes, 23 seconds West 122.65 feet to a wooden post at a fence corner, South 14 degrees, 39 minutes, 12 seconds East 263.12 feet to a wooden post and South 17 degrees, 16 minutes, 56 seconds East 233.85 feet to the point of beginning, containing 13.84 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323, plat dated April 19, 2010.

And being a portion of the lands Gene Turner from Billy Turner by quitclaim deed dated February 3, 2007, and recorded in Deed Book 88, pages 365-366, Register's Office of Clay County, Tennessee.