

Old Republic National Title Insurance Company

Commitment Number: 90754/AEF

**SCHEDULE A**

1. Commitment Date: July 11, 2008 at 08:00 AM
2. Policy (or Policies) to be issued: Amount
  - (a) Owner's Policy ( ALTA Owner's Policy (06/17/06) )  
Proposed Insured:  
To Be Determined IN AN AMOUNT TO BE DETERMINED
  - (b) Loan Policy ( ALTA Loan Policy (06/17/06) )  
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by Reveiz Homes, LLC, a Tennessee limited liability company, formerly known as Reveiz Custom Homes, LLC.
4. The land referred to in the Commitment is described as follows:  
SEE SCHEDULE C ATTACHED HERETO

**Tennessee Valley Title Insurance Co.**

By: Tracey M. Axtell  
Tracey M. Axtell

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**SCHEDULE B - SECTION I  
REQUIREMENTS**

The following requirements must be met:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all premiums and charges for policies, endorsement and services.
3. Furnish a properly executed Owner's Affidavit on attached form.
4. Furnish an accurate, current survey and surveyor's inspection report on attached form.
5. Release of record of the property described under Schedule A from the lien of the Deed of Trust and Security Agreement from Reveiz Custom Homes, LLC, to David T. Black, Trustee for Citizens Bank of Blount County, in the original amount of \$2,962,249.00, dated March 2, 2006, and filed of record in Roll 488, Image 1473; as modified by Modification Agreement recorded in Roll 544, Image 1393; as modified by Second Modification Agreement recorded in Roll 586, Image 762 and as modified by Third Modification Agreement recorded in Roll 598, Image 147, all in the office of the Washington County Register of Deeds.
6. Release of record of the property described under Schedule A from the lien of the UCC Financing Statement by and between Reveiz Custom Homes, LLC, as debtor, and Citizens Bank of Blount County, as secured party, filed of record in Roll 488, Image 1489, in the office of the Washington County Register of Deeds.
7. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
  - a. File of record a properly executed and acknowledged Deed from Reveiz Homes, LLC, a Tennessee limited liability company, formerly known as Reveiz Custom Homes, LLC, vesting fee simple title in a purchaser to be determined.

**NOTE FOR INFORMATIONAL PURPOSES:**

CLT No. 036LA-047

2007 County taxes have been paid in the amount of \$881.25.

2007 City taxes have been paid in the amount of \$724.00.

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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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: Upon receipt of satisfactory Owner's Affidavit as required under Schedule B - Section 1, Items 3 and 6 hereinabove may be amended and/or deleted.

NOTE: Upon receipt of satisfactory survey and surveyor's inspection report as required under Schedule B - Section 1, Items 4 and 5 hereinabove may be amended and/or deleted.

7. Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-601, et seq., which have not been assessed and are not payable, as of the date of this Policy.
8. Taxes for the year 2008, a lien, but not yet due or payable, and all taxes for subsequent years.
9. Covenants and restrictions filed of record in Roll 300, Image 1132; as amended in Roll 383, Image 1639, Roll 456, Image 233 and Roll 456, Image 516, all in the office of the Washington County Register of Deeds, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
10. Matters depicted or disclosed by map of record in Plat Book 19, page 118, in the office of the Washington County Register of Deeds.
11. By-Laws of The Gates at Highland Ridge Homeowner's Association, Inc. filed of record in Roll 488, Image 1489, in the office of the Washington County Register of Deeds.
12. Oil and Gas Lease from William Carter, Jr. and wife, Eloise Carter, to Marvin Craddock, dated March 4, 1980, and filed of record in Misc. Book 91, page 73; as assigned to Amoco Production Company in Misc. Book 99, page 210, both in the office of the Washington County Register of Deeds.

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**SCHEDULE C**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

SITUATE, LYING AND BEING in the Eleventh (11th) Civil District of Washington County, Tennessee, and being more particularly described as follows:

BEING all of Lot 7 of Highland Ridge, Phase 6, known as The Reserve at Highland Ridge, as the same appears on a plat of record in Plat Book 19, page 118, in the Register's Office for Washington County, Tennessee, to which reference is hereby made for a full and complete description hereof.

BEING part of the property conveyed to Reveiz Custom Homes, LLC by Warranty Deed from RDL Partnership, a Tennessee general partnership, dated March 2, 2006 and recorded in Roll 488, page 1461, in the Register's Office for Washington County, Tennessee.