



ASSOCIATES CLOSING & TITLE, LLC
FULL SERVICE RESIDENTIAL & COMMERCIAL CLOSINGS

1521 Merrill Drive, Suite A-150
Little Rock, Arkansas 72211
(501) 223-0949

Agent for First American Title Insurance Company
6077 Primacy Parkway, Ste. 100, Memphis, TN 38119-9827
<http://www.firstam.com>
ALTA Commitment for Title Insurance – 2006

Agent Number: K1029-088
Address: 4031 Meadow Lane Chattanooga, TN
Client Number: 7897904
Previous Foreclosure: Nationwide Trustee Services, Inc. 1587 N.E. Expressway, Atlanta, GA 30329
Previous Owner: Cynthia Williams
Commitment Grade:

SCHEDULE A

1. Commitment Date: July 22, 2013.
2. Policy (or Policies) to be issued:
 - (a) Owner's Policy (ALTA Owners Policy (6/17/06)) Policy Amount \$16,000.00
Proposed Insured:

Peterson's Inventive Enterprises, Inc.
 - (b) Loan Policy (ALTA Loan Policy 6/17/06)) Policy Amount \$
Proposed Insured:

N/A
3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and at the effective date hereof is vested in:

MorEquity, Inc.
4. The land referred to in this commitment is located in the County of Hamilton, State of Tennessee, and is described as follows:

See Schedule C

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following are the requirements to be complied with:

1. Payment to, or for the account of, the sellers or mortgagors of the full consideration for the estate or interest to be insured.
2. Instruments satisfactory to the company creating the estate or interest to be insured must be properly executed and filed for record.
3. Special Warranty Deed executed by MorEquity, Inc. in favor of Peterson's Inventive Enterprises, Inc.
4. Furnish a Buyer's Affidavit.
5. Furnish a current certificate of good standing from the Secretary of State (or other appropriate officer) of the state where Peterson's Inventive Enterprises, Inc. is incorporated evidencing the fact that said corporation is duly authorized to transact business or conduct affairs as a corporation in such state.
6. Furnish this office a copy of the resolution adopted by the board of directors of Peterson's Inventive Enterprises, Inc. approving this transaction and naming the officers of the corporation who are authorized to execute the documents required by this commitment and all related closing documents.
7. Pay or show proof of payment of all assessments now due to a property owners association under a bill of assurance, master deed, or other similar instrument.
8. If the Deed and/or Mortgage or Deed of Trust required by this commitment is to be signed by an attorney-in-fact for the Grantor(s), then furnish the original or a clerk certified copy of a Specific Power of Attorney containing the legal description attached as Schedule C and stating that the attorney in fact is authorized to act on behalf of the Grantor(s) in matters pertaining to the sale and/or mortgage of the property. This requirement may be modified for Corporate Grantors.
9. If Manufactured housing is present on the herein described real estate, resolution of Manufactured Housing Title through the following means: (a) obtain a release of liability from the Buyer and Lender; or (b) obtain an indemnity from an approved underwriter satisfactory to the Company indemnifying against loss or claim of loss due to the failure or inability to furnish said certificate of title from an approved underwriter; or (c) Furnish a Certificate of Title and an Affixation Affidavit.(to be surrendered in accordance with the state law) evidencing legal ownership free and clear of all liens and other interests or in the alternative proof satisfactory to the Company that the title to the mobile home has been surrendered in accordance with State Law, and the mobile home has been assessed as real estate along with the subject real property.

SCHEDULE B - SECTION II EXCEPTIONS

If the proposed insured owner is a natural person and the property is a lot in an approved subdivision, non-manufactured housing, and will be an owner occupied residence, an enhanced policy is available that if purchased, will cause the standard exceptions listed below relating to restrictive covenants, encroachments, access and liens appearing of record after the effective date of this commitment to be removed from an Eagle Owner's or Lender's Coverage Policy. If the property is not in an approved subdivision but an Eagle policy is to be issued, a survey acceptable to the Company must be provided. If an Eagle Policy is not purchased, Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

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 of record for value the estate or interest or mortgage thereon covered by this commitment.
2. 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.
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 encroachment, encumbrance, violation, variation or adverse circumstances affecting the title, including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of land, and that are not shown in the public records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
6. Subject to any lien or other defect in title arising under or through the party or parties proposed to be insured under an Owner's Policy. This exception will not appear on the Lender's Policy.
7. Restrictions, covenants, conditions and easements contained in any Plat, Deed or Bill of Assurance, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
8. Loss arising from security interests evidenced by United States Bankruptcy court as of the effective date hereof.
9. Rights of tenant (s) in possession under unrecorded leases and/or agreements.
10. Encroachments, easements, overlaps, boundary line disputes and any other matters, which would be disclosed by an inspection of the premises. This exception will not appear on any Mortgagee's Policy to be issued.

SCHEDULE B – SECTION II
EXCEPTIONS CONTINUED

NOTE: SPECIAL EXCEPTIONS:

1. Subsurface, supersurface or water interests, including, but not limited to coal, oil, gas, limestone and other mineral interest in the land and all rights and easement in favor of the estate of said coal, oil, gas, limestone and other minerals.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
3. All assessments and taxes which are not yet due and payable, and subsequent years, and special assessments due or payable therewith, including any unrecorded liens which may be subsequently assessed or collected by the county taxing authority.
4. The exact quantity of land or number of acres or square feet contained within the property described herein is not insured. Any statement of acreage or quantity of land is shown for identification purposes only.
5. This commitment/policy does not insure or assert coverage for any loss or damage for items not filed in the lands records of this county.
6. Building lines and easements as shown on the plat of Evans Part of H. Clay Evans Subdivision, recorded in Plat Book 11 at page 11 of the records of the Register's Office for Hamilton County, Tennessee.
7. Any portion of the described premises that may lie within the boundary or right of way of any railroad.

Agent Number: K1029-088

SCHEDULE C

All that tract or parcel of land located in the Second Civil District of Hamilton County, Tennessee, lo-wit:

Lot Number Nine (9), Evans Subdivision of a part of the H, Clay Evans Trustee Tract, as shown by plat of record in the Register's Office of Hamilton County, Tennessee, in Plat Book 11, page 11.

EXCEPT therefrom that property conveyed by John C. Ballenger and wife, Lois Balletiger, to the State of Georgia, for use and benefit of Western and Atlantic Railroad, by deed recorded in Book 1092, Page 502, Register's Office, Hamilton County, Tennessee.

Being the same property conveyed to MorEquity, Inc. by Substitute Trustee's Deed filed February 7, 2013 and recorded in Book GI9866, page 887 in the Register's Office for Hamilton County, Tennessee. Corrective Substitute Trustee's Deed filed May 10, 2013 in Book GI9950, page 79 in said Register's Office.



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TAX REPORT

Agent's file number: K1029-088
County: Hamilton County, Tennessee
Parcel number: 128G B 001
Valuation: \$11,225

Legal Description:

See Schedule C.

1. The 2012 County taxes in the amount of \$310.39 were paid on December 18, 2012. County taxes are paid to the County Trustee's Office.
2. The 2012 City taxes in the amount of \$259.19 were paid on December 18, 2012. City taxes are paid to the City Recorder's Office.
3. County Taxes are due on October 1 of the tax year and are not delinquent until after February of the next year.
4. The 2012 Special taxes in the amount of \$115.20 were paid on December 18, 2012.

Buyer/borrower: Peterson's Inventive Enterprises, Inc.
Date: July 27, 2013

Payments or inquires should be made to: Hamilton County Trustee or Chattanooga City Records Office.

Hamilton County Trustee
Courthouse, Room 210
Chattanooga, TN 37402
423-209-7270

Associates Closing & Title

By: _____
Stacey Kaleta

July 1, 2001
Associates Closing & Title
Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Graham-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Associates Closing & Title.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from our affiliates or others.

Information we receive from a consumer-reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements.

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**FIRST AMERICAN TITLE
INSURANCE COMPANY**

**FIRST AMERICAN TITLE
INSURANCE COMPANY OF
TEXAS**

**FIRST AMERICAN TITLE
COMPANY OF WACO**

**REPUBLIC TITLE OF TEXAS,
INC.**



**THE FIRST AMERICAN
CORPORATION**

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Note: The above Privacy Policy applies to individuals who obtain from First American a financial service or product that is to be used primarily for personal family or household purposes.