

House

FUND COMMITMENT FORM
Schedule A

Commitment No.: CA6G 1001548 Effective Date: October 2, 2009 at 5:00 P. M. Agent's File Reference: 8837.5822(HOUSE)

1. Policy or Policies to be issued: Proposed Amount of Insurance: \$100,000.00

a. OWNER'S: ALTA Owner's Policy (6/17/06). \$TBD

Proposed Insured: TBD

b. MORTGAGEE: ALTA Loan Policy (6/17/06).

Proposed Insured: TBD, its successors and/or assigns as their interests may appear.

2. The estate or interest in the Land described or referred to in this Commitment is fee simple.
(Identify estate covered, i.e. Fee, Leasehold, etc.)

3. Title to the fee simple estate or interest in the Land is at the Effective Date vested in: Lynn D. Mann.

4. The Land referred to in this Commitment is described as follows:

That certain tract of land containing 1.296 acres lying and being in Land Lot No. 52 in the 11th Land District of Crisp County, Georgia, being designated and shown on plat of survey made by Earl D. Raines, Surveyor, dated October 23, 1972 and particularly described as follows: TO ESTABLISH A POINT OF BEGINNING, start at the southeast corner of the west half of Land Lot No. 53, which point is the northeast corner of the west half of Land Lot No. 52, and proceed thence along the north land lot line of said Land Lot No. 52 north 88°20' west for a distance of 854.5 feet; thence proceed south 38°36' west for a distance of 409.8 feet to the point of beginning of the tract herein described. From said point of beginning proceed thence south 09°54' east for a distance of 169.77 feet; thence proceed south 66°26'30" west for a distance of 274.35 feet; thence proceed north 57°42'30" west for a distance of 199.35 feet; thence proceed north 66°26'30" east for a distance of 415.2 feet to the point of beginning of the tract herein described.

Reinhardt, Whitley, Summerlin & Pittman, P.C.	36092	AGENTS SIGNATURE	
ISSUING AGENT	AGENT NO.	GA	31793-1287
1001 N. Central Avenue	Tifton	STATE	ZIP
MAILING ADDRESS	CITY		

FUND COMMITMENT FORM

Schedule B

Commitment No.:	Agents File Reference:
CA6G 1001548	8837.5822 (HOUSE)

I. The following are the requirements to be complied with:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
 - (a) Warranty Deed from Lynn D. Mann to TBD conveying title to subject property.
 - (b) Payment, cancellation and satisfaction of record of Deed to Secure Debt from Lynn D. Mann to Central Bank & Trust dated April 20, 2000, recorded April 20, 2000 in Deed Book 440, page 64 in the office of the Clerk of the Superior Court of Crisp County, Georgia.
 - (c) Payment, cancellation satisfaction of record of Deed to Secure Debt from Lynn D. Mann to Betty R. Bodrey dated April 20, 2000, recorded April 20, 2000 in Deed Book 440, page 71 in the office of the Clerk of the Superior Court of Crisp County, Georgia.
 - (d) Payment, cancellation and satisfaction of record of Default Judgment against Lynn D. Mann and in favor of Greg Walker d/b/a Lakeshore Construction dated April 26, 2002 and recorded in Deed Book 515, Page 28 in the office of the Clerk of the Superior Court of Crisp County, Georgia.
 - (e) Payment of 2009 State and County taxes in the amount of \$1,868.49. Map O34Q, Parcel 034.
 - (f) Proper execution, delivery and recordation of Warranty Deed from Lynn D. Mann to TBD conveying title to subject property.

II. 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 Fund:

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/Deed of Trust thereon covered by this Commitment.
2.
 - a. Real estate taxes or special assessments imposed on the Title for the year 2010, which are not yet due or payable.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. The coverage afforded by Covered Risks item 2(c) (and in the case of a Short Form Residential Loan Policy also coverage and Affirmative Insurance items 2(a) and (b)) are hereby deleted.
 - d. Easements, or claims of easements, not recorded in the Public Records.

e. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.

3. Restrictive Covenants appearing of record in deed from William Lee Wells to Gerald P. Bloodworth dated June 8, 1973, recorded in Deed Book 107, Page 308 in the office of the Clerk of the Superior Court of Crisp County, Georgia.
4. No insurance is afforded as to the exact amount of acreage contained in the insured property or such facts which be disclosed by an accurate and up to date survey of the premises.

H:\DATA\MSWORD\JR\8837\5822\CommitmentSchedA&BCombined(House).doc/10/12/2009/gb