



— CAPSTONE —

TITLE & ESCROW, LLC

PHONE: 931-526-3378

FAX: 1-800-586-9052

283 S. LOWE AVE.

COOKEVILLE, TN 38501

March 14, 2023

Amonett's Eagle Auction & Realty, LLC

Lee Amonett:

Pursuant to your request, I have examined the public records of the Register of Deeds and Tax Offices for DeKalb County, Tennessee, concerning title to the real estate described by a Personal Representative's Deed from Billy J. Sallas Jr., as Personal Representative of the Estate of Billy J. Sallas to Billy J. Sallas, Jr. dated August 10, 2022 and recorded in Book 533, Page 195, in the Register's Office for DeKalb County, Tennessee (RODCT).

The subject property lies in the Thirteenth (13th) Civil District of DeKalb County, Tennessee, and is identified as **Tax Map 43, Parcel 35.00**.

Based upon said title search, I am of the opinion and so certify that the fee simple title to the property described above is vested in **Billy J. Sallas, Jr.**

Said title opinion is subject to the following:

1. There is a lien for the 2023 state and local taxes in an undetermined amount, which said amount will become due and payable October 1, 2023, but may be paid without penalty or interest accruing until March 1, 2024. Said taxes are currently being assessed against **Tax Map 43, Parcel 35.00**, in the Tax Assessor's Office for DeKalb County, Tennessee. Taxes are subject to any recapture from a change in Greenbelt status, if applicable.
2. 2022 DeKalb County Tax is PAID in the original amount of \$128.00 and identified as Tax Map 43, Parcel 35.00.
3. 2022 City of Liberty Tax is PAID in the original amount of \$4.00 and identified as Tax Map 43, Parcel 35.00.
4. This property is presently in a greenbelt and is potentially subject to rollback taxes should its present classification change. The parties agree that Capstone Title and Escrow, LLC is in no way responsible for the payment of these rollback taxes.
5. Subject to Restrictions recorded on Book 533, Page 195, RODCT.
6. Subject to any and all matters as shown on Plat Book 1, Page 668, RODCT.
7. Subject to a utility easement recorded on Book 533, Page 195, RODCT.



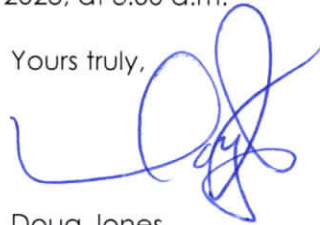
8. The tax information contained in this opinion is only in regard to the real estate taxes. Any personal property or special use taxes are outside the scope of this opinion.
9. Subject to any claims that may be made against any estate in the chain of title pursuant to the TennCare provisions contained in T.C.A. Section 71-5-116.
10. This opinion does not certify as to oil, gas, mineral or other leases.
11. Matters affecting the title which are not of record, or which, if they are of record, are not indexed in such a manner that a reasonable prudent search would have revealed them to the examiner.

This title letter does not make any representation with regard to (a) any matter undisclosed to the examiner about which the addressee has actual knowledge; (b) any parties in possession; (c) deficiencies in quantities of land; (d) boundary line disputes; (e) mineral rights or severances (f) roadways; (g) any unrecorded easements; (h) any unrecorded liens; (i) accuracy of the index books of the Register's Office; (j) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (k) any undisclosed heirs; (l) any fraud or forgery in connection with any of the instruments in the chain of title; (m) mental incompetence; (n) confusion with regard to the name or proper identity of parties; (o) improprieties with regard to delivery of deed; (p) marital rights (spouse or former spouse); (q) any instrument executed by a minor; (r) lack of corporate capacity in the event a corporation is in the chain of title; (s) the applicability of any zoning or subdivision regulations or that the Interstate Land Sales Full Disclosure Act has been complied with either in whole or in part; (t) compliance with the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act, the Clean Air Act, 42 U.S.C. Sections 9601 et seq., 6901 et seq., 7401 et seq., the Toxic Substances Control Act, 15 U.S.C. Sec. 2601 et seq., and similar federal or state statutes; (u) any security interest perfected by financing statement and not by deed; (v) any interest or documents of record in any county other than the county in which said real estate is located; (w) any interest or documents of record in any office in the county in which said real estate is located in which real estate records are not ordinarily recorded, including but not limited to, all judicial records; (x) any liens, encumbrances or conveyances filed before or after the respective lien debtor, or owner, held recorded legal title to said real estate; and (y) the existence, maintenance or availability of insurance against risks of damage to or loss of said property, fixtures or appurtenances thereto.

**This title examination is issued for the sole use and benefit of the addressee named above. NO OTHER OR FURTHER USE MAY BE MADE OF THIS OPINION WITHOUT THE PRIOR WRITTEN CONSENT OF THE LAW OFFICE OF DOUG JONES.**

This title opinion is executed as of March 14, 2023, at 8:00 a.m.

Yours truly,



Doug Jones

**EXHIBIT A  
LEGAL DESCRIPTION**

Being located in the Thirteenth Civil District of DeKalb County, Tennessee, to-wit:

**TRACT NO. 11:**

Beginning on an iron pin in the south margin of Preston Vickers Road, said pin being 2157.77' from a corner of North America Minerals LL (Record Book 106, Page 788) as measured along the southeast margin of Preston Vickers Road; thence leaving Preston Vickers Road and severing the land of Buck Smithson S 63 degrees 36' 57" E 903.58' to an iron pin, being a corner of North America Minerals LL (Record Book 106, Page 788); thence with North America Minerals LL and a fence S 40° 21' 11" W 527.73' to an iron pin; thence N 74 degrees 44' 04" W 424.89' to an elm; thence S 84 degrees 59' 17" W 330.61' to an iron pin; thence severing the land of Buck Smithson N 00 degrees 34' 01" E 384.20' to an iron pin in the southeast margin of Preston Vickers Road; thence with the southeast margin of Preston Vickers Road around a curve an arc distance of 59.87' (Delta – 63 degrees 11' 43", Radius – 90.03'); thence N 30 degrees 48' 26" E 125.10'; thence N 51 degrees 05' 11" E 103.26'; thence around a curve an arc distance of 151.50' (Delta – 38 degrees 33' 43", Radius – 225.10') to the beginning, containing 12.14 acres, more or less, as surveyed by Tom B. Thaxton, R.L.S. #105 on April 9, 2011.

**TRACT NO. 12:**

Beginning on an iron pin in the south margin of Preston Vickers Road, said pin being 2597.50 from a corner of North America Minerals LL (Record Book 106, Page 788) as measured along the southeastern margin of Preston Vickers Road; thence leaving Preston Vickers Road and severing the land of Buck Smithson S 00 degrees 34' 01" W 384.20' to an iron pin in the center of a branch in the north line of North America Minerals LL (Record Book 106, Page 788); thence with the center of the branch and with North America Minerals LL S 41 degrees 12' 16" W 110.59'; thence S 35 degrees 14' 54" W 48.57'; thence S 62 degrees 57' 55" W 134.02'; thence S 68 degrees 00' 44" W 73.87'; thence S 62 degrees 47' 58" W 271.18'; thence S 44 degrees 00' 24" W 12.54' to an iron pin; thence leaving the branch and severing the land of Buck Smithson N 18 degrees 02' 56" W 649.21' to an iron pin in the south margin of Preston Vickers Road; thence with the south margin of Preston Vickers Road N 73 degrees 21' 14" E 20.68'; thence N 70 degrees 26' 51" E 185.86'; thence around a curve an arc distance of 75.26' (Delta – 10 degrees 21' 47", Radius – 416.10'); thence N 80 degrees 48' 38" E 87.95'; thence N 74 degrees 42' 45" E 50.62'; thence around a curve an arc distance of 66.97' (Delta – 26 degrees 34' 11", Radius – 144.41'); thence S 78 degrees 43' 04" E 80.84'; thence N 84 degrees 35' 13" E 96.09'; thence S 85 degrees 59' 51" E 60.38'; thence around a curve an arc distance of 39.43' (Delta – 63 degrees 11' 43", Radius – 90.03) to the beginning, containing 8.70 acres, more or less, as surveyed by Tom B. Thaxton, R.L.S. #105 on April 9, 2011.

**TRACT NO. 12 A:**

Beginning on an iron pin in the north margin of Preston Vickers Road, said point being N 18 degrees 02' 56" W 50.01' from the northwest corner of Tract 12, as described above; thence leaving Preston Vickers Road and severing the land of Buck Smithson N 18 degrees 02' 56" W 137.16' to a point in the center of Smith Fork Creek; thence with the center of Smith Fork Creek N 63 degrees 58' 08" E 62.69'; thence N 62 degrees 02' 50" E 211.74'; thence N 48 degrees 55' 39" E 179.84'; thence N 35 degrees 48' 58" E 84.14'; thence N 38 degrees 49' 17" E 43.53'; thence leaving the center of Smith Fork Creek and continuing to sever the land of Buck Smithson S 44 degrees 49' 36" E passing an iron pin at 167.80', in all a total distance of 493.77' to an iron pin in the northeast margin of Preston Vickers Road; thence with the north margin of Preston Vickers Road around a curve an arc distance of 44.15' (Delta – 63 degrees 11' 43", Radius – 40.03'); thence N 85 degrees 59' 51" W 64.50'; thence S 84 degrees 35' 13" W 92.87'; thence N 78

degrees 43' 04" W 73.51'; thence around a curve an arc distance of 90.15' (Delta – 6 degrees 34' 11", Radius – 194.41'); thence S 74 degrees 42' 45" W 47.96'; thence S 80 degrees 48' 38" E 85.28'; thence around a curve an arc distance of 84.30' (Delta – 10 degrees 21' 47", Radius – 466.10'); thence S 70 degrees 26' 51" W 184.59'; thence S 73 degrees 21' 14" W 20.63' to the beginning, containing 3.65 acres, more or less, as surveyed by Tom B. Thaxton, R.L.S. #105 on April 9, 2011.

TRACT NO. 13:

Beginning on an iron pin in the south margin of Preston Vickers Road, said pin being a corner of C.B. Page (Deed Book W5, Page 745); thence with the south margin of Preston Vickers Road N 52 degrees 19' 16" E 29.15'; thence N 34 degrees 48' 50" E 65.20'; thence around a curve an arc distance of 83.52' (Delta – 31 degrees 50' 09", Radius – 150.32'); thence N 66 degrees 39' 00" E 135.36'; thence N 73 degrees 21' 14" E 351.83' to an iron pin; thence leaving Preston Vickers Road and severing the land of Buck Smithson S 18 degrees 02' 56" E 649.21' to an iron pin in the center of a branch in the north line of North America Minerals LL (Record Book 106, Page 788); thence with the center of the branch and with North America Minerals LL S 44 degrees 00' 24" W 64.27'; thence S 69 degrees 09' 38" W 41.67'; thence S 44 degrees 17' 00" W 134.99'; thence S 27 degrees 53' 52" W 178.28' to an iron pin; thence leaving the branch and continuing with North America Minerals LL S 59 degrees 05' 31" W 74.08'; thence S 62 degrees 48' 20" W 194.52'; thence S 62 degrees 29' 30" W 226.39' to a hickory; thence S 55 degrees 05' 39" W 74.43' to an iron pin in the east line of C.B. Page (Deed Book WS, Page 745); thence with C.B. Page and a fence N 02 degrees 03' 21" W 60.26' to a beech; thence N 07 degrees 52' 27" E 85.42' to an elm; thence N 12 degrees 24' 46" E 94.08'; thence N 07 degrees 57' 47" E 143.99'; thence N 04 degrees 08' 41" E 61.18'; thence N 00 degrees 22' 02" E 102.56'; thence N 03 degrees 19' 39" W 93.22'; thence N 09 degrees 29' 52" W 157.64'; thence continuing with C.B. Page and a rock fence N 20 degrees 08' 36" W 146.15' to the beginning, containing 13.45 acres, more or less, as surveyed by Tom B. Thaxton, R.L.S. #105 on April 9, 2011.

TRACT NO. 13 A:

Beginning on an iron pin in the north margin of Preston Vickers Road, said point being N 17 degrees 27' 17" W 53.29' from the northwest corner of Tract 13, as described above and being a corner of C.B. Page (Deed Book W5, Page 745); thence leaving Preston Vickers Road and with C.B. Page and a rock fence N 16 degrees 33' 50" W passing an iron pin at 151.68'; in all a total distance of 292.24' to a point in the center of Smith Fork Creek; thence with the center of Smith Fork Creek S 53 degrees 26' 30" E 17.23'; thence N 84 degrees 14' 43" E 46.87'; thence N 88 degrees 59' 23" E 180.52'; thence N 75 degrees 43' 01" E 269.51'; thence N 63 degrees 58' 08" E 138.71'; thence leaving the center of Smith Fork Creek and continuing to sever the land of Buck Smithson S 18 degrees 02' 56" E 137.16' to an iron pin in the north margin of Preston Vickers Road; thence with the north margin of Preston Vickers Road S 73 degrees 21' 14" W 353.53'; thence S 66 degrees 39' 00" W 138.29'; thence around a curve an arc distance of 111.30' (Delta – 31 degrees 50' 09", Radius – 200.32'); thence S 34 degrees 48' 50" W 57.50'; thence S 52 degrees 19' 16" W 3.03' to the beginning, containing 2.16 acres more or less as surveyed by Tom B. Thaxton, R.L.S. #105 on April 9, 2011.

Previous and Last Conveyance being by Personal Representative's Deed from Billy J. Sallas Jr., as Personal Representative of the Estate of Billy J. Sallas to Billy J. Sallas, Jr. dated August 10, 2022 and recorded in Book 533, Page 195, RODCT.