

The Office of
PETER C. ENSIGN
Attorney at Law

Licensed in Tennessee and Georgia

TITLE REPORT LETTER

FILE NUMBER:
090314

PREPARED FOR:

Cornerstone Community Bank

RECORD TITLE OWNER:

Victorian Properties, LLC

PROPERTY ADDRESS:

6918 Shallowford Road
Chattanooga, TN 37421

LEGAL DESCRIPTION:

090314

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:

One Hundred One (101), One Hundred Two (102), One Hundred Three (103),
One Hundred Four (104), One Hundred Five (105), One Hundred Six (106), Two
Hundred (200), Two Hundred Three (203), Two Hundred Four (204), Two
Hundred Seven (207), Two Hundred Eight (208), Three Hundred (300), Three
Hundred One (301), Three Hundred Two (302), Three Hundred Three (303),
Three Hundred Four (304), Three Hundred Five (305), Three Hundred Nine (309)
and Three Hundred Ten (310), in Victorian Gardens, a Tennessee Horizontal
Property Regime created pursuant to the Tennessee "Horizontal Property Act" as
set forth in Chapter 27, as set forth in Chapter 27, at Sections 66-27-101, et seq.,
in the Tennessee Code Annotated, by that certain Master Deed For Victorian
Gardens Horizontal Property Regime of record in Book 8106 .page
110 . in the Register's Office of Hamilton County, Tennessee, with said Unit
being more particularly shown on Revised Plat of Victorian Gardens
Condominiums of record in Plat Book 83, pages 67 and 68, in the Register's
Office of Hamilton County, Tennessee.

TOGETHER WITH the exclusive use of the Limited Common Elements that are

designated as appurtenant to said Units 100, 101, 102, 103, 103-A, 104, 105,106,200,203,204,207,208,300,301,302,303,304,305,309 and 310 by the terms and provisions of said Master Deed For Victorian Gardens Horizontal Property Regime.

TOGETHER WITH the appurtenant undivided interest in the Common Elements that is provided for said Units 100, 101, 102, 103, 103-A,104,105,200,203,204,207,208,300,301,302,303,304,305,309 and 310 by the terms and provisions of said Master Deed For Victorian Gardens Horizontal Property Regime.

REFERENCE is made for prior title to Deed of record in Book 7667, page 21 6, in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Easement recorded in Book 3212, page 242, in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Easement recorded in Book 3403, page 217, in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Quitclaim Parking And Access Easement recorded in Book 3450, page 237, in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO easement conveyed to City of Chattanooga, Tennessee, by document of record in Book 7392, page 461, in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Declaration Of Restrictive Covenants recorded in Book 4232, page 439, in the Register's Office of Hamilton County, Tennessee, 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.

SUBJECT TO Master Deed For Victorian Gardens Horizontal Property Regime of record in Book 8106, page 110, in the Register's Office of Hamilton County, Tennessee.

This property is also commonly known as: 6918 Shallowford Road,
Chattanooga, TN 37421.

Map & Parcel #148E-A-097 C101.

ENCUMBRANCES:

Cancellation or release of Deed of Trust executed by Victorian Properties, LLC to Edward Burris, Trustee for Cornerstone Community Bank, dated 10/04/06 and recorded in Book 8106, Page 204, Hamilton County Register's Office, securing the principal sum of \$1,700,000.00.

Cancellation or release of Deed of Trust executed by Victorian Properties, LLC to Patrick Mitchell, Trustee for David F. Moore, dated 10/04/06 and recorded in Book 8106, Page 213, Hamilton County Register's Office, securing the principal sum of \$412,315.00.

TAX INFORMATION:

2007, 2008, and 2009 Hamilton County Taxes ARE DUE AND PAYABLE on each parcel.
2007, 2008, and 2009 Chattanooga City Taxes ARE DUE AND PAYABLE on each parcel.

	County	City	Storm Water
148E-A-047 C103			
2009	\$1962.00	\$1375.91	
2008	\$2307.00	\$1438.35	\$28.35
2007	\$3115.92	\$1438.35	\$28.35
148E-A-047 C104			
2009	\$1437.00	\$1007.50	
2008	\$1621.00	\$1010.28	\$20.37
2007	\$2214.82	\$1010.28	\$20.37
148E-A-047 C105			
2009	\$1553.00	\$1074.98	
2008	\$1729.00	\$1078.10	\$21.94
2007	\$2357.40	\$1078.10	\$21.94
148E-A-047 C106			
2009	\$226.00	\$158.22	

2008		\$274.00	\$170.88	\$5.22
2007		\$447.88	\$170.88	\$5.22
	148E-A-047 C200			
2009		\$1187.00	\$832.22	
2008		\$1396.00	\$870.23	\$17.24
2007		\$1919.34	\$870.23	\$17.24
	148E-A-047 C203			
2009		\$1171.00	\$821.36	
2008		\$1322.00	\$823.55	\$16.71
2007		\$1822.32	\$823.55	\$16.71
	148E-A-047 C204			
2009		\$1170.00	\$463.81	
2008		\$1319.00	\$465.06	\$16.71
2007		\$1819.38	\$465.06	\$16.71
	148E-A-047 C207			
2009		\$1492.00	\$0.00	\$1046.2
2008		\$1679.00	\$19.42	\$1046.3
2007		\$2291.26	\$19.42	\$1046.39
	148E-A-047 C208			
2009		\$1691.00	\$1185.89	
2008		\$1906.00	\$1188.20	\$24.03
2007		\$2589.66	\$1188.20	\$24.03
	148E-A-047 C300			
2009		\$1227.00	\$860.14	
2008		\$1383.00	\$862.30	\$17.24
2007		\$1903.18	\$862.30	\$17.24
	148E-A-047 C301			
2009		\$661.00	\$463.81	
2008		\$746.00	\$465.06	\$9.40
2007		\$1066.74	\$465.06	\$9.40
	148E-A-047 C302			
2009		\$2767.00	\$1940.55	
2008		\$3121.00	\$1945.69	\$39.70
2007		\$4184.62	\$1945.69	\$39.70
	148E-A-047 C303			
2009		\$2398.00	\$1681.50	
2008		\$2307.00	\$1684.97	\$33.96
2007		\$4757.92	\$2217.85	\$44.93
	148E-A-047 C304			
2009		\$734.00	\$515.00	
2008		\$1738.00	\$516.15	\$10.45
2007		\$2369.16	\$516.15	\$10.45
	148E-A-047 C305			
2009		\$1541.00	\$1080.41	
2008		\$1738.00	\$1083.38	\$21.94
2007		\$2369.16	\$1083.38	\$21.94
	148E-A-047 C309			
2009		\$898.00	\$629.79	
2008		\$1014.00	\$631.53	\$13.06
2007		\$1418.08	\$631.53	\$13.06

148E-A-047 C310			
2009	\$1332.00	\$933.82	
2008	\$1501.00	\$935.41	\$18.80
2007	\$2057.52	\$935.41	\$18.80
148E-A-047 C101			
2009	\$1492.00	\$1046.28	
2008	\$1755.00	\$1093.95	\$21.42
2007	\$2391.22	\$1093.95	\$21.42
148E-A-047 C102			
2009	\$2246.00	\$1575.24	
2008	\$2532.00	\$1578.39	\$31.87
2007	\$3411.40	\$1578.39	\$31.87

DELINQUENT AMOUNTS WILL NEED TO BE VERIFIED AT THE TIME OF CLOSING.

This Report is based on public records of the Register's Office of Hamilton County, Tennessee.

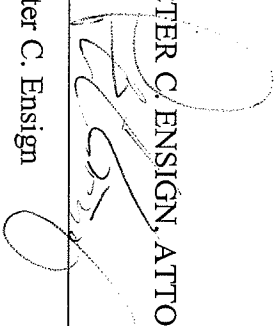
THIS PROPERTY REPORT MAKES NO REPRESENTATION WITH REGARD TO THE FOLLOWING:

1. Any parties in possession.
2. Beneficiaries in quantities of land.
3. Boundary Line Disputes.
4. Roadways.
5. Any unrecorded Easements.
6. Any unrecorded Liens.
7. Accuracy of the indices in the Register/Clerk's Office of aforesaid County.
8. Any matter not of public record which would be disclosed by an accurate transit survey or visual inspection of the premises.
9. Any undisclosed heirs.
10. Any fraud or forgery in connection with any of the instruments in the chain of title.
11. Mental incompetence.
12. Confusion with regard to the names or proper identities of the parties.
13. Improprieties with regard to the delivery of deeds.
14. Marital rights not revealed by the documents of record.
15. Any instrument executed by a minor.
16. Lack of corporate capacity in the event a corporation is in the chain of title.
17. Lack of constitutional notice of tax sale to proper parties.
18. Any right of redemption to redeem the property from aforesaid County Tax Sale.

THIS REPORT IS RELEASED WITH THE UNDERSTANDING THAT THE INFORMATION REPORTED IS STRICTLY CONFIDENTIAL.

THIS REPORT IS NOT TO BE CONSTRUED AS A TITLE GUARANTEE OR TITLE INSURANCE POLICY, AND IN ADDITION BUT NOT BY LIMITATION, IS NOT INTENDED FOR, NOR SHALL IT BE IN ANYWAY UTILIZED IN CONNECTION WITH THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1990, AS AMENDED (CERCLA).

PETER C. ENSIGN, ATTORNEY AT LAW



Peter C. Ensign