

B-3-1-C

*Westmoreland Complaint*

1979

CERTIFICATE OF TITLE EXAMINATION

This is to certify that I have made a careful examination of the public records of Roane County, Tennessee, as indexed, as the same relate to that parcel of real estate situated in the First Civil District of Roane County, Tennessee, within the corporate limits of the City of Harriman, and more particularly described as follows:

A 10 foot wide strip lying 5 feet on either side of an 8 inch sewer line as shown on the attached drawing No. 112-B, and also a 50 foot wide temporary construction easement lying 25 feet on either side of the above mentioned center line. This strip crosses the lands of Edna E. Tate as described by Warranty Deed of record in Deed Book S, series 12, page 447; of Clara F. Delaney as described in Warranty Deed of record in Deed Book R, series 12, page 79; of Reba C. Hall as described by Warranty Deed of record in Deed Book W, series 9, page 408; and of Carl Rex Walls as described by Warranty Deed of record in Deed Book V, series 8, page 334 and Deed Book P, series 8, page 21; all of said Deeds being of record in the Register's office for Roane County, Tennessee.

This examination was made as of the 20th day of December, 1979, at 8:25 a.m., and for a period of 30 years prior thereto, and in my opinion good fee simple title as of the date of such examination was vested in Harriman Utility Board, an agency of the City of Harriman, Tennessee, by grant of sewer line easements of record in Deed Book F, series 14, page 436, Deed Book F, series 14, page 437, Deed Book N, series 14, page 153, Deed Book F, series 14, page 432, Deed Book F, series 14, page 435 and Deed Book M, series 14, page 298, all of record in the Register of Deeds office for Roane County, Tennessee, subject to the following:

I. TAXES:

None.

II. RESTRICTIONS, CONDITIONS AND EASEMENTS:

None.

III. DEEDS OF TRUST AND/OR PURCHASE LIENS:

None

IV. OTHER:

None.

V.

This title report does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens; (g) accuracy of the Index Books of the Register's office for Roane County, Tennessee; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouse of past owners not revealed in the instruments); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title; (q) governmental building and zoning regulations.

These items listed under Item V are matters which would not be revealed by an examination of the records in the Register's office of Roane County, Tennessee, and, therefore, matters in which I have no means of securing the necessary information. The matters under (a), (b), (c), (d) and (e) could be protected against by an accurate survey by a qualified land surveyor. Item (f), unrecorded liens, could be guarded against by inspection of the premises for new improvements, and if such appear to have been present, the utilization of the notice of completion and waiting 10 days to close as per T.C.A. §64-1145, et seq.. The remaining items listed under Item V, with the exception of item (q), may be insured against by the utilization of title insurance. Inquiry should be made at the appropriate governmental agencies with regard to item (q).

This title examination is issued for the sole use and benefit of Harriman Utility Board, an agency of the City of Harriman, Tennessee.

Respectfully submitted,

Browder G. Williams  
Attorney at Law