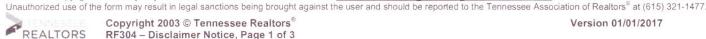


## DISCLAIMER NOTICE

The Brokers and their affiliated licensees (hereinafter collectively "Licensees") involved in the Purchase and Sale Agreement (hereinafter "Agreement") regarding real estate located at

5579 Wilkins Branch Rd TN 37064 (hereinafter "Property") Franklin are not attorneys and are not structural or environmental engineers. They are engaged in bringing together buyers and sellers in real estate transactions. Licensees expressly deny any expertise with respect to advice or informed opinions regarding any of the following matters. This Disclaimer Notice is an express warning to all sellers and buyers that they should not rely on any statement, comment or opinion expressed by any Licensee when making decisions about any of the following matters, including the selection of any professional to provide services on behalf of buyers or sellers. Any professional selected by buyers or sellers should be an "independent, qualified professional", who complies with all applicable state/local requirements, which may include licensing, insurance, and bonding requirements. It is strongly recommended that buyers include contingency clauses in their offers to purchase with respect to these or any other matters of concern and that buyers, in writing the offer, allow enough time to get an evaluation of the following matters from an independent, qualified professional. The matters listed below are not an exclusive list of actions or circumstances which are not the responsibility of the Licensees with whom you work. These items are examples and are provided only for your guidance and information.

- 1. THE STRUCTURAL OR OTHER CONDITIONS OF THE PROPERTY. Consult with professional engineers or other independent, qualified professionals to ascertain the existence of structural issues, the condition of synthetic stucco (E.I.F.S.) and/or the overall condition of the Property.
- 2. THE CONDITION OF ROOFING. Consult with a bonded roofing company for any concerns about the 19 20 condition of the roof.
- 3. HOME INSPECTION. We strongly recommend that you have a home inspection, which is a useful tool for 21 determining the overall condition of a home including, but not limited to, electrical, heating, air conditioning, 22 plumbing, water-heating systems, fireplaces, windows, doors and appliances. Contact several sources (like 23 the Tennessee Department of Commerce & Insurance (http://tn.gov/commerce/), the American Society of 24 Home Inspectors (www.ashi.com), the National Association of Certified Home Inspectors (www.nahi.org), 25 and Home Inspectors of Tennessee Association (www.hita.us) and independently investigate the competency 26 of an inspector, including whether he has complied with State and/or local licensing and registration 27 requirements in your area. The home inspector may, in turn, recommend further examination by a specialist 28 (heating-air-plumbing, etc.). Failure to inspect typically means that you are accepting the Property "as 29 is". 30
- 4. WOOD DESTROYING ORGANISMS, PESTS AND INFESTATIONS. It is strongly recommended that 31 you use the services of a licensed, professional pest control company to determine the presence of wood 32 destroying organisms (termites, fungus, etc.) or other pests or infestations and to examine the Property for any 33 potential damage from such. 34
- 5. ENVIROMENTAL HAZARDS. Environmental hazards, such as, but not limited to: radon gas, mold, 35 asbestos, lead-based paint, hazardous wastes, landfills, byproducts of methamphetamine production, high-36 voltage electricity, noise levels, etc., require advanced techniques by environmental specialists to evaluate, 37 remediate and/or repair. It is strongly recommended that you secure the services of knowledgeable 38 professionals and inspectors in all areas of environmental concern. 39



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- 6. SOUARE FOOTAGE. There are many ways of measuring square footage. Information is sometimes 40 gathered from tax or real estate records on the Property. Square footage provided by builders, real estate 41 licensees, or tax records is only an estimate with which to make comparisons, but it is not guaranteed. It is 42 advised that you have a licensed appraiser determine actual square footage. 43
- 7. CURRENT VALUE, INVESTMENT POTENTIAL, OR RESALE VALUE OF THE PROPERTY. A 44 true estimate of the value can only be obtained through the services of a licensed appraiser. No one, not even 45 a professional appraiser, can know the future value of a property. Unexpected and unforeseeable things 46 happen. NOTE: A real estate licensee's Comparative Market Analysis (CMA) or Broker's Price Opinion 47 (BPO), etc., while sometimes used to set an asking price or an offer price, is **not** an appraisal. 48
- 8. BOUNDARY LINES, EASEMENTS, ENCROACHMENTS, AND ACREAGE. It is strongly advised 49 that you secure the services of a licensed surveyor for a full-stake boundary survey with all boundary lines, 50 easements, encroachments, flood zones, total acreage, etc., clearly identified. It is also advised that you not 51 rely on mortgage loan inspection surveys, previous surveys, plat data, or Multiple Listing Service (MLS) data 52 for this information, even if acceptable to your lender. 53
  - 9. ZONING, CODES, COVENANTS, RESTRICTIONS, AND RELATED ISSUES. Zoning, codes, covenants, restrictions, home owner association by-laws, special assessments, city ordinances, governmental repair requirements and related issues need to be verified by the appropriate sources in writing. If your projected use requires a zoning or other change, it is recommended that you either wait until the change is in effect before committing to a property or provide for this contingency in your Purchase and Sale Agreement.
  - 10. UTILITY CONNECTIONS, SEPTIC SYSTEM CAPABILITY, AND RELATED SERVICES. The availability, adequacy, connection and/or condition of waste disposal (sewer, septic system, etc.), water supply, electric, gas, cable, internet, telephone, or other utilities and related services to the Property need to be verified by the appropriate sources in writing. You should have a professional check access and/or connection to public sewer and/or public water source and/or the condition of any septic system(s) and/or wells. To confirm that any septic systems are properly permitted for the actual number of bedrooms, it is recommended that sellers and/or buyers request a copy of the information contained in the file for the Property maintained by the appropriate governmental permitting authority. If the file for this Property cannot be located or you do not understand the information contained in the file, you should seek professional advice regarding this matter. For unimproved land, septic system capability can only be determined by using the services of a professional soil scientist and verifying with the appropriate governmental authorities that a septic system of the desired type, size, location, and cost can be permitted and installed to accommodate the size home that you wish to build.
  - 11. FLOODING, DRAINAGE, FLOOD INSURANCE, AND RELATED ITEMS. It is recommended that you have a civil or geotechnical engineer or other independent expert determine the risks of flooding, drainage or run-off problems, erosion, land shifting, unstable colluvial soil, sinkholes and landfills. The risk of flooding may increase and drainage or storm run-off pathways may change. Be sure to consult with the proper governmental authorities, elevation surveyors, and flood insurance professionals regarding flood and elevation certificates, flood zones, and flood insurance requirements, recommendations and costs.
- 78 12. CONDEMNATION. It is recommended that you investigate whether there are any pending or proposed condemnation proceedings or similar matters concerning any portion of the Property with the State, County 79 and city/town governments in which the Property is located. Condemnation proceedings could result in all or 80 a portion of the Property being taken by the government with compensation being paid to the landowner. 81
- 13. SCHOOL DISTRICTS AND OTHER SCHOOL INFORMATION. It is advised that you independently 82 confirm school zoning with the appropriate school authorities, as school districts are subject to change. Other 83 school information (rankings, curriculums, student-teacher ratios, etc.) should be confirmed by appropriate 84 85 sources in writing.



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