

**SUMMARY APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

780 Woodlake Blvd  
Tazewell, TN 37879-6183

for

Wland Guerra King  
3000 Bayport Drive I  
Suite 600, Tampa, FL  
33607

as of

March 20, 2012

by

Kimberly Setsor  
P.O. Box 631  
Bean Station, TN 37708

Setsor Appraisal Service

Summary Appraisal Report  
LAND APPRAISAL REPORT

File No. 120314E

**IDENTIFICATION**

Owner Burton W. Wiand, as Court Appointed Receiver Census Tract 9709 Map Reference 119P A 013.00  
 Property Address 780 Woodlake Blvd  
 City Tazewell County Claiborne State TN Zip Code 37879-6183  
 Legal Description Lot 68, Phase I, Woodlake Subdivision; District 4; Deed Book 1327, Pages 279-280  
 Sale Price \$N/A Date of Sale N/A Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$372.00 (yr.)  
 Client Wiand Guerra King Address 3000 Bayport Drive I, Suite 600, Tampa, FL, 33607  
 Occupant Vacant Appraiser Kimberly Setzor Instructions to Appraiser appraiser as is for possible sale of property  
 Intended User: Jeffrey C. Rizzo, CP, FRP Intended Use: to estimate value for possible sale of property

**NEIGHBORHOOD**

Location  Urban  Suburban  Rural  
 Built Up  Over 75%  25% to 75%  Under 25%  
 Growth Rate  Fully Dev.  Rapid  Steady  Slow  
 Property Values  Increasing  Stable  Declining  
 Demand/Supply  Shortage  In Balance  Over Supply  
 Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present Land Use 70 % 1 Family 30 % 2-4 Fam 0 % Apts. 0 % Condo 0 % Commercial  
100 % Industrial 0 % Vacant  
 Change in Present Land Use  Not Likely  Likely (\*)  Taking Place (\*)  
 (\*) From \_\_\_\_\_ To \_\_\_\_\_  
 Predominant Occupancy  Owner  Tenant 1 % Vacant  
 Single Family Price Range \$150,000 to \$550,000 Predominant Value \$325,000  
 Single Family Age 1 yrs. to 15 yrs. Predominant Age 10 yrs.

Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) **\*\*\* See Additional Comments \*\*\***

**SITE**

Dimensions 100Fx183.77LSx100Rx208.66RS = 0.45 Acres +/-  Corner Lot  
 Zoning Classification No zoning in this area/outside city limits Present Improvements  do  do not conform to zoning regulations  
 Highest and best use:  Present use  Other (specify) \_\_\_\_\_  
 Elec.  Public  Other (Describe) \_\_\_\_\_  
 Gas  None  
 Water  Available  
 San. Sewer  None  
 Underground Elect. & Tel.  
**OFF SITE IMPROVEMENTS**  
 Street Access:  Public  Private  
 Surface Asphalt  
 Maintenance:  Public  Private  
 Storm Sewer  Curb/Gutter  
 Sidewalk  Street Lights  
 Topo Gently Sloping below road grade  
 Size 0.45 Acres +/-/Typical for Area  
 Shape Rectangular  
 View Golf Course/Average  
 Drainage Appears Adequate  
 Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) There are no apparent adverse easements, encroachments or other adverse conditions known by the appraiser.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered those in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

For the Market Data Analysis  See grid below.  See narrative attachment.

**MARKET DATA ANALYSIS**

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>780 Woodlake Blvd Tazewell</u>	<u>Lots 148 &amp; 149 Par Place Tazewell</u>	<u>Lots 164 &amp; 165 Wedge Way Tazewell</u>	<u>Lot 8 Ridgecrest Rd New Tazewell</u>
Proximity to Subj.		<u>&lt;1 Mile</u>	<u>&lt;1 Mile</u>	<u>3 Miles +/-</u>
Sales Price	<u>\$ N/A</u>	<u>\$ 39,900</u>	<u>\$ 55,000</u>	<u>\$ 55,000</u>
Price		<u>\$ 45,862</u>	<u>\$ 59,783</u>	<u>\$ 31,977</u>
Data Source		<u>Deed Book 1319, Page 169</u>	<u>Deed Book 1340, Page 401</u>	<u>MLS 670602</u>
Date of Sale and Time Adjustment	<u>N/A</u>	<u>09/13/2010</u>	<u>08/13/2011</u>	<u>07/12/2010</u>
Location	<u>Good</u>	<u>Good</u>	<u>Good</u>	<u>Average +5,000</u>
Site/View	<u>Good</u>	<u>Good</u>	<u>Good</u>	<u>Good</u>
Site Area	<u>0.45 Acres +/-</u>	<u>0.87 Acres +/- -3,000</u>	<u>0.92 Acres +/- -3,000</u>	<u>1.72 Acres +/- -10,000</u>
Topography	<u>Gently Sloping</u>	<u>Sloping/Steep +7,500</u>	<u>Rolling -5,000</u>	<u>Gently Sloping</u>
Sales or Financing Concessions				
Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>4,500</u>	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <u>-8,000</u>	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <u>-5,000</u>
Indicated Value of Subject		<u>Gross 26.3% Net 11.3% \$ 44,400</u>	<u>Gross 14.5% Net -14.5% \$ 47,000</u>	<u>Gross 27.3% Net -9.1% \$ 50,000</u>

Comments on Market Data: **\*\*\* See Additional Comments \*\*\***

**RECONCILIATION**

Comments and Conditions of Appraisal: N/A

Final Reconciliation: The Income and Cost Approaches are not appropriate or relevant in estimating value of vacant property such as the subject. The Sales Comparison Approach is most reliable in estimating value for this type of property and is given most emphasis.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF March 20, 2012 to be \$47,000

ADDITIONAL COMPARABLES

Intended User Jeffrey C. Rizzo, CP, FRP  
 Property Address 780 Woodlake Blvd  
 City Tazewell County Claiborne State TN Zip Code 37879-6183

Client Wiand Guerra King

ITEM	Subject Property	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
		Address	Price	Address	Price	Address	Price
Address	780 Woodlake Blvd Tazewell	Lot 99 Eagle Ridge Tazewell					
Proximity to Subj.		<1 Mile					
Sales Price	\$ N/A	\$ 50,000		\$		\$	
Price	\$	\$ 100,000		\$		\$	
Data Source		MLS 772066/DOM-208					
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
	N/A	Active Listing					
Location	Good	Good					
Site/View	Good	Good					
Site Area	0.45 Acres +/-	0.50 Acres +/-					
Topography	Gently Sloping	Gently Sloping					
Sales or Financing Concessions							
Net Adj. (Total)		<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$		<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$		<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$	
Indicated Value of Subject		Gross 0.0%		Gross 0.0%			
		Net 0.0% \$ 50,000		Net 0.0% \$		\$	

Comments on Market Data Analysis Comparable four is an active listing within the same development as the subject property. This has been provided for additional support.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature *Kimberly Setsor*  
 Name Kimberly Setsor  
 Company Name Setsor Appraisal Service  
 Company Address P.O. Box 631  
Bean Station, TN 37708  
 Telephone Number 865-993-0090  
 Email Address kimsetsor11@att.net  
 Date of Signature and Report 03/21/2012  
 Effective Date of Appraisal March 20, 2012  
 State Certification # 1781  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_ State # \_\_\_\_\_  
 State TN  
 Expiration Date of Certification or License 7/31/2013

ADDRESS OF PROPERTY APPRAISED  
780 Woodlake Blvd  
Tazewell, TN 37879-6183  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 47,000  
 CLIENT  
 Name Mr. Jeffrey Rizzo  
 Company Name Wland Guerra King  
 Company Address 3000 Bayport Drive I  
Suite 600, Tampa, FL 33607  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

- Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

ADDITIONAL COMMENTS				
Intended User	Jeffrey C. Rizzo, CP, FRP			
Property Address	780 Woodlake Blvd			
City	Tazewell	County	Claiborne	State TN
Zip Code	37879-6183			
Client	Wland Guerra King			

**NEIGHBORHOOD**

The subject property is located outside the city limits of Tazewell and just off Lone Mountain Road in the Woodlake Golf Community. This is the only golf course/community in the county and was developed within the past few years. Homes in this development vary in style, size, quality and condition but most are of higher quality and value than homes in other communities within the Tazewell or New Tazewell area. The development has a club house, pool, tennis courts and boat dock.

The location is within a 10-15 minute drive of services such as shopping, employment, schools, etc. The location is near Highway 25E which provides access to the Harrogate area of Claiborne county. This area is where Lincoln Memorial University and the DeBusk School of Osteopathic Medicine is located. This proximity and easy access via Hwy 25E is a positive marketing factor for this community as homes in this area must be marketed outside the immediate community to obtain buyers due to the higher quality and price range than what is typical for this area.

**COMMENTS ON MARKET DATA**

The comparable sales used in this approach are the best available within the subject market area. Sales one and two are located within the same subdivision as the subject. Comparable one consists of two lots which results in a larger site area. This property has an inferior topography to the subject in that it is a steeper lot. Comparable two is most similar to the subject but is a larger site with a slightly superior topography. Comparable three is located in a nearby development and is a lakeview lot rather than golf course. This is an inferior location in that it is more rural. This property has a larger site which also required adjustment. Most emphasis is given to sale two as it is most similar to the subject property.

**ADDITIONAL COMMENTS**

Intended Use: The intended use of this appraisal is to estimate the fair market value of the subject property in order to facilitate a sale of the property.

Intended User: The intended user of this report is the client named within the report. No additional users are named or intended by the appraiser and this report is not intended for use by any other party or for any other purpose.

Exposure Time: The estimated exposure time for this property would be 6-12 months.

The subject property is presently listed for sale with Lakeside Realty for \$45,000. This listing has been in effect for 175 days with no price reductions per MLS #775466.

The subject property last transferred on 12/14/2010 for \$68,274. This was a disqualified sale and not a true indication of the market value of the subject property. There have been no other transfers of this property within the past 36 months per public records. The comparable sales used in this report have not transferred other than shown within this report within the past 12 months.

**PHOTOGRAPH ADDENDUM**

Intended User	Jeffrey C. Rizzo, CP, FRP						
Property Address	780 Woodlake Blvd						
City	Tazewell	County	Claiborne	State	TN	Zip Code	37879-6183
Client	Wland Guerra King						



780 Woodlake Blvd  
Front



780 Woodlake Blvd  
Front

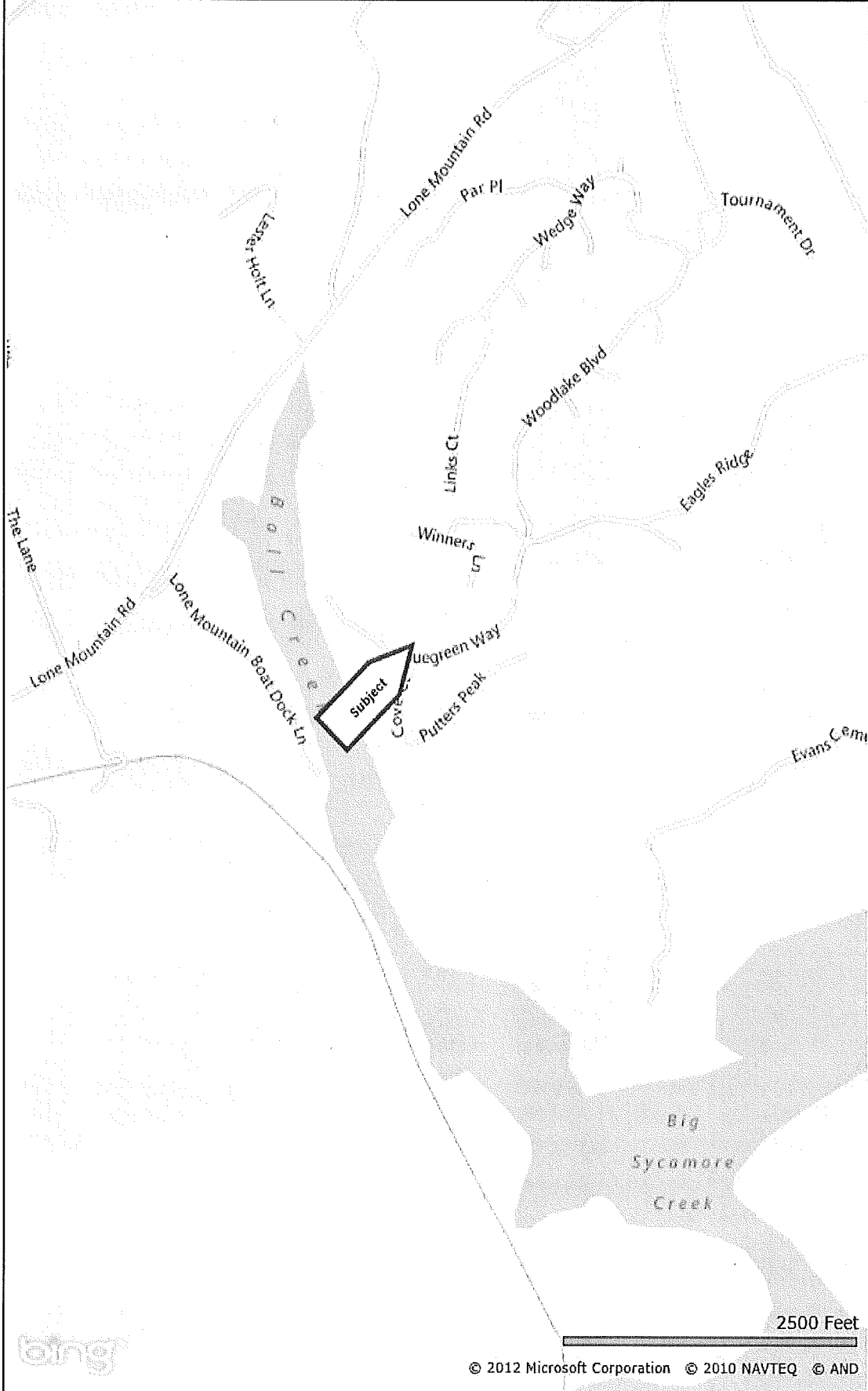


780 Woodlake Blvd  
Street



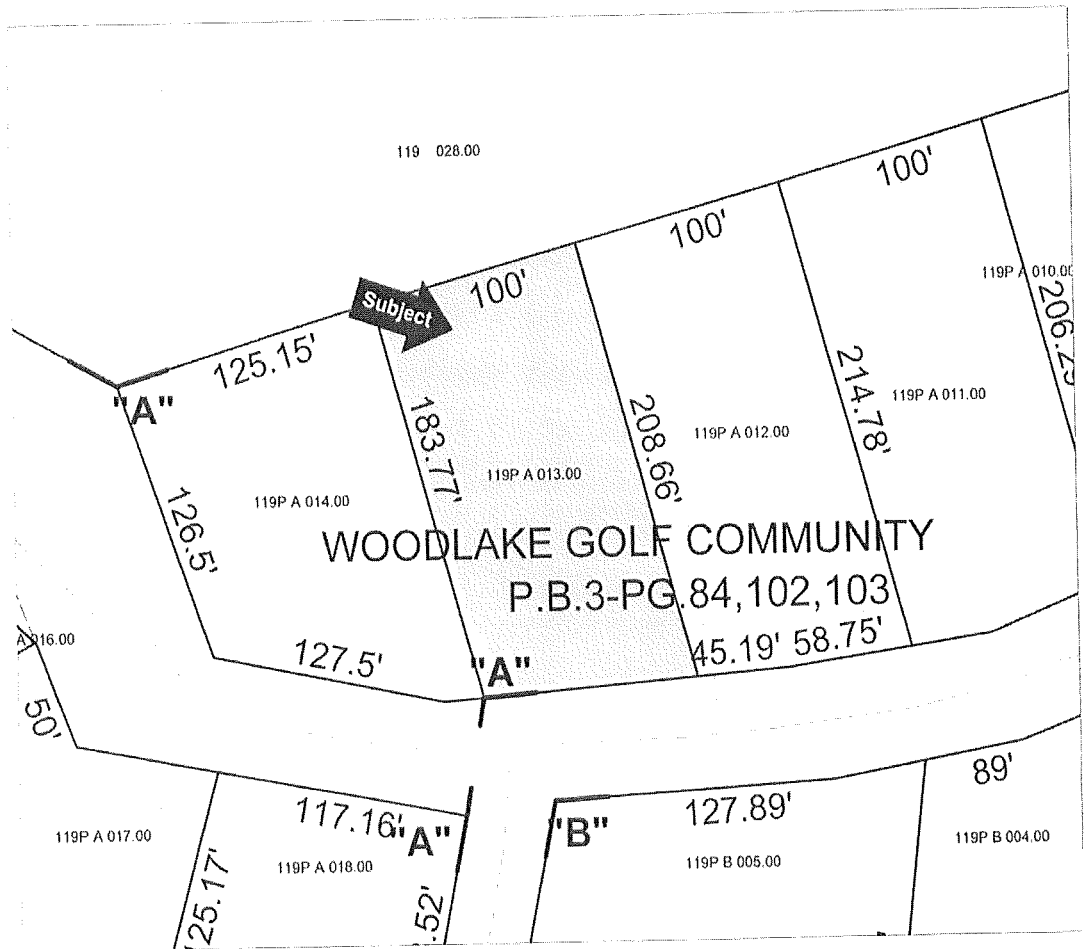
Location Map

Intended User	Jeffrey C. Rizzo, CP, FRP		
Property Address	780 Woodlake Blvd		
City	Tazewell	County	Claborne
		State	TN
		Zip Code	37879-6183
Client	Wland Guerra King		



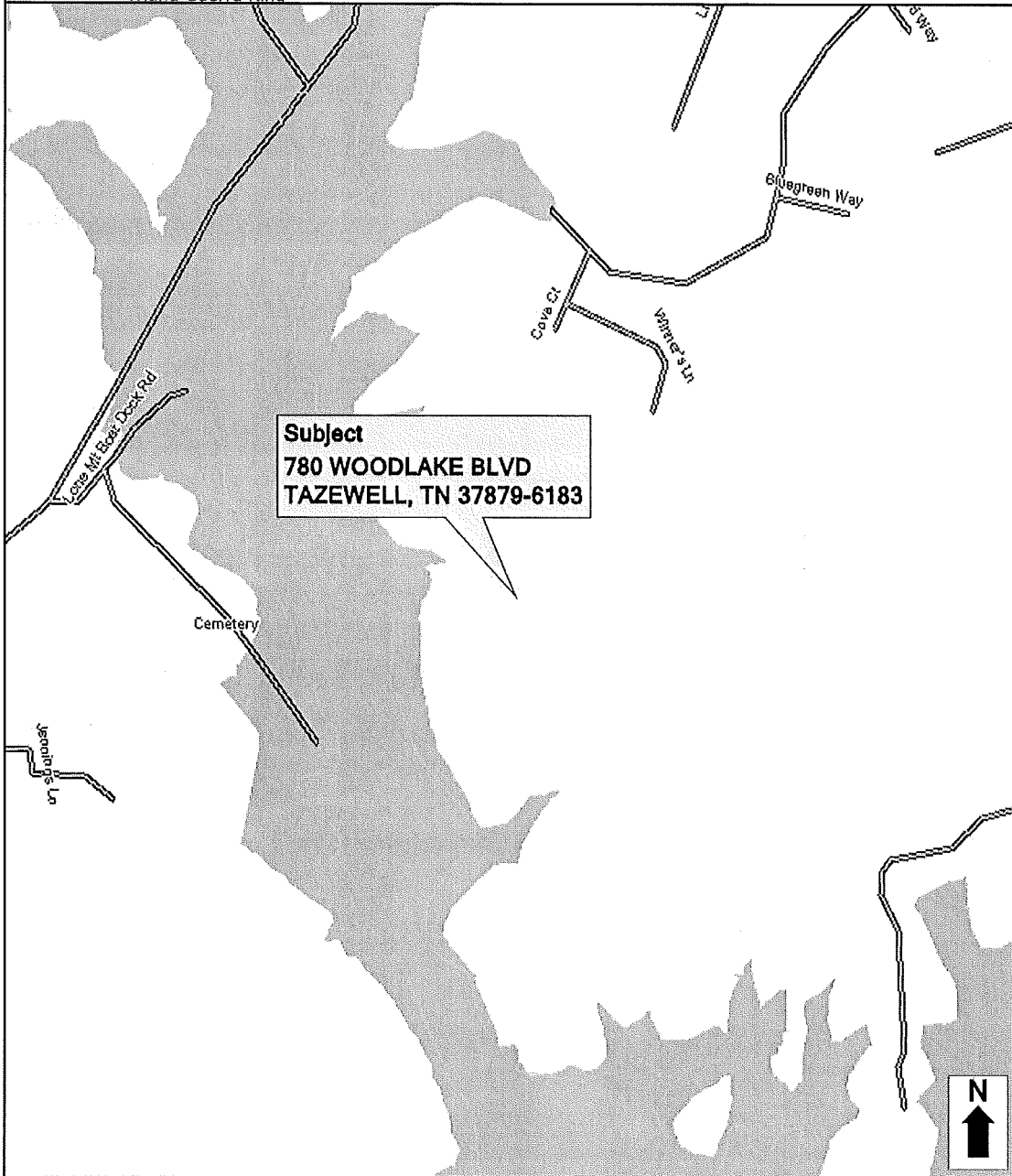
### SITE PLAN

Intended User Jeffrey C. Rizzo, CP, FRP  
Property Address 780 Woodlake Blvd  
City Tazewell County Claiborne State TN Zip Code 37879-6183  
Client Wiand Guerra King



**FLOOD MAP**

Intended User **Jeffrey C. Rizzo, CP, FRP**  
 Property Address **780 Woodlake Blvd**  
 City **Tazewell** County **Claiborne** State **TN** Zip Code **37879-6183**  
 Client **Wland Guerra King**



**Flood Zones**

- |   |  |
|---|--|
| Areas Inundated by 500-year flooding                      | Floodway areas                                   |
| Areas outside of the 100- and 500-year flood plains       | Floodway areas with velocity hazard              |
| Areas Inundated by 100-year flooding                      | Areas of undetermined but possible flood hazards |
| Areas Inundated by 100-year flooding with velocity hazard | Areas not mapped on any published FIRM           |

**Flood Zone Determination**

Latitude: **36.392259**  
 Longitude: **-83.565737**  
 Community Name:  
**Claiborne County**  
 Community: **470212**  
 SFHA (Flood Zone): **Out**  
 Within 250 ft. of multiple flood zones: **No**  
 Zone: **X**  
 Panel: **0240D** Panel Date:  
 FIPS Code: **47025** Census Tract: **9709**

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. NEITHER FIRST AMERICAN FLOOD DATA SERVICES NOR THE SELLER OF THIS REPORT MAKES ANY REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Neither FARES nor the seller of this Report shall have any liability to any third party for any use or misuse of this Report.

Intended User Jeffrey C. Rizzo, CP, FRP

Property Address 780 Woodlake Blvd

City Tazewell

County Claiborne

State TN

Zip Code 37879-6183

Client Wiand Guerra King



**This Instrument prepared by:** *Stanifer & Stanifer, Attorneys at Law*  
*P.O. Box 217, Tazewell, TN 37879*

**WARRANTY DEED**

This Indenture made this 14<sup>th</sup> day of DECEMBER 2010, by and between **STANLEY W. MASON, JR. and DORIS A MASON, as Trustees of the STANLEY W. MASON, JR. and DORIS A. MASON TRUST**, under agreement dated September 24, 1998, of 5084 Independence Lane, Denver, North Carolina 20837, party of the first part, and **BURTON W. WIAND, as Court Appointed Receiver in the Case of Securities and Exchange Commission v. Arthur Nadel, et al.; USDMD Florida, Tampa Division, Case No. 8:09-cv-87-T-26TBM**, of 3000 Bayport Drive, Suite 600, Tampa, Florida 33607, party of the second part.

***WITNESSETH:***

That the said party of the first part for and in consideration of ONE (\$1.00) DOLLAR and other good and valuable consideration, to it in hand paid by the party of the second part, the receipt of which is hereby acknowledged, have granted, bargained, sold, and conveyed, and do hereby bargain, sell, and convey unto the said party of the second part, the following described premises, to wit:

**Situate in the Fourth (4<sup>th</sup>) Civil District of Claiborne County, Tennessee, and more particularly described as follows:**

BEING all of Lot Number Sixty Eight (68) in Phase I of WOODLAKE SUBDIVISION as more fully shown on that certain plat prepared by William L. Parsons and Associates, recorded in the Register's Office for Claiborne County, Tennessee, on August 7, 1997, in Plat Book 3, Page 102.

Reference is made to Restrictions for Woodlake Subdivision, recorded in Misc. Book 50, Pages 588-616, in the Office of the Register of Deeds for Claiborne County, Tennessee, on April 16, 1997, and as shown in Plat Book 3, Page 102, recorded in said Register's Office.

Being the same property conveyed to Stanley W. Mason, Jr. and Doris A. Mason Trust by Deed of Correction dated January 3, 2007, recorded in Book 1229, Page 308, Register's Office, Claiborne County, Tennessee.

**CTL 119 - P Group A Parcel 13**

The 2010 taxes shall be paid by the Grantor and thereafter paid by the Grantee, whose address is: 3000 Bayport Drive, Suite 600, Tampa, Florida 33607.

**Property Address: 780 Woodlake Blvd., Tazewell, TN 37879**

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein;

To have and to hold the said premises to the said party of the second part, its heirs

76417883

# State of Tennessee

TENNESSEE REAL ESTATE APPRAISER COMMISSION  
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

KIMBERLY K SETSOR

*This is to certify that all requirements of the State of Tennessee  
have been met.*



IN-1313  
DEPARTMENT OF  
COMMERCE AND INSURANCE

ID NUMBER: 00001781  
LIC STATUS: ACTIVE  
EXPIRATION DATE: 07/31/2013

CEP-001

Setsor Appraisal Service  
P.O. Box 631  
Bean Station, TN 37708  
865-993-0090

<b>INVOICE</b>	03/21/2012 DATE	120314E FILE NUMBER	CASE NUMBER
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**Client:** Wiand Guerra King  
3000 Bayport Drive I  
Suite 600, Tampa, FL  
33607  
Attention: Mr. Jeffrey Rizzo

Item	Total
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APPRAISAL FEE FOR SERVICES RENDERED	\$ 250.00
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Intended User: Jeffrey C. Rizzo, CP, FRP  
780 Woodlake Blvd  
Tazewell, TN 37879-6183  
Lot 68, Phase I, Woodlake Subdivision; District 4; Deed Book 1327, Pages 279-280

Total: \$ 250.00

Please detach and include the bottom portion with your payment... Thank You!

Inv Date	Insp Date	Appraiser	Client Case #	File #	Client Phone #
03/21/2012	03-20-2012	Kimberly Setsor		120314E	
<b>FROM:</b> Wiand Guerra King 3000 Bayport Drive I Suite 600, Tampa, FL 33607		<b>PROPERTY:</b> Intended User: Jeffrey C. Rizzo, CP, FRP 780 Woodlake Blvd Tazewell, TN 37879-6183			<b>Amount Due</b> \$ 250.00
<b>TO:</b> <b>Attention:</b>  Setsor Appraisal Service P.O. Box 631 Bean Station, TN 37708					<b>Amount Enclosed</b> \$ _____
Balance Due upon receipt of Invoice Please return this portion with your payment. Thank You!					

Setsor Appraisal Service