

INVOICE

FROM:
 John A. Bullington
 John A. Bullington Company
 801 Sunset Drive, Bldg E, Suite 3
 Johnson City, TN 37604
 Telephone Number: 423-854-9277 Fax Number: 423-854-9470

INVOICE NUMBER	
DATES	
Invoice Date:	July 1, 2016
Due Date:	
REFERENCE	
Internal Order #:	
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	00007012016
Other File # on form:	
Federal Tax ID:	20-5916099
Employer ID:	

TO:
 Mr. Victor Duggins
 P.O. Box 11426
 Knoxville, TN 37939
 E-Mail:
 Telephone Number: 1-865-604-5751 Fax Number:
 Alternate Number:

DESCRIPTION	
Lender:	Client: Mr. Victor Duggins
Purchaser/Borrower:	
Property Address: 125 Erwin Hwy	
City: Greeneville	State: TN Zip: 37745
County: Greene	
Legal Description: Deed Book 278, Page 3	

FEES	AMOUNT
Professional Services Rendered	1,800.00

*Paid \$ 1,800.⁰⁰
 CK # 2711
 717116*

UNITED STATES POSTAL SERVICE Certificate of Mailing
 This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.
 From: Vic Duggins
PO Box 11426
Knoxville, TN 37939-1426
 To: John A. Bullington
John A. Bullington Company
801 Sunset Drive, Bldg E, Suite 3
Johnson City, TN 37604

U.S. POSTAGE
 PAID
 GREENEVILLE, TN
 37743
 JUL 08 16
 AMOUNT
\$1.30
 R2304N11834c



SUBTOTAL	1,800.00
AMOUNT	
SUBTOTAL	0.00
TOTAL DUE	\$ 1,800.00

APPRAISAL OF REAL PROPERTY



LOCATED AT

125 Erwin Hwy
Greeneville, TN
37745

FOR

Mr. Victor Duggins
P.O. Box 11426
Knoxville, TN
37939

OPINION OF VALUE

\$616,000.00

AS OF

June 10, 2016

BY

John A. Bullington
John A. Bullington Company
801 Sunset Drive, Building E, Suite 3
Johnson City, TN 37604
423-854-9277 (Office)
423-854-9470 (Fax)
j@jabco.biz

Client	Mr. Victor Duggins	File No.	00006012016
Property Address	125 Erwin Hwy	County	Greene
City	Greeneville	State	TN
Appraiser	John A. Bullington	Zip Code	37745

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**SUMMARY OF SALIENT FEATURES
& OPINION OF VALUE**

File No.: 00006012016

SALIENT FEATURES

Location of Subject Property: 125 Erwin Hwy
Greeneville, TN 37745

Asset Name/Identification:

Legal Description: Deed Book 278, Page 3

Parcel ID #(s): 0881A/025.00
Map Reference: 24620

Current Owner of Record: Duggins, Victor & Elizabeth
Occupant: Vacant

Site: 2.16+/- Acres

Description of the Improvements: The property is presently improved with a 1,684+/- sq. ft. residence. The highest and best use for the site is to raze these improvements, allowing for a commercial use as allowed under current B-4 zoning. This appraisal report is based on the hypothetical condition that the improvements have been razed as of June 10, 2016, the date of inspection.

Zoning Classification: B-4
Zoning Description: Arterial Business District

Highest & Best Use: Commercial Use

Real Estate Taxes: \$ 1,411.08
Tax Year: 2015

Date of Inspection: June 10, 2016

Date of Signature & Report: 07/01/2016

OPINION OF VALUE

APPROACH TO VALUE

INDICATION OF VALUE

Cost Approach: \$ N/A

Income Approach: \$ N/A

Sales Comparison Approach: \$ 616,000.00 (Land Value)

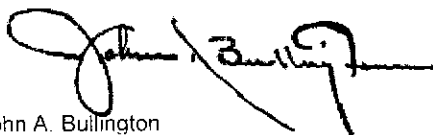
Total Site Value: \$ 616,000.00

Personal Property/Non-Realty Interests (if included): \$

Appraiser's Opinion of Value (as defined): \$ 616,000.00

Effective Date of Appraisal ('As Of'): June 10, 2016

APPRAISAL STATE



John A. Bullington
Certified General Real Estate Appraiser
801 Sunset Drive
Building E, Suite 3
Johnson City, TN 3764
TN 1024, NC A7004, VA 4001013808

John A. Bullington Company

Real Estate Appraisals and Consulting

P.O. Box 3387 CRS
Johnson City, Tennessee 37602-3387
Telephone: (423) 854-9277/282-4395
Facsimile: (423) 854-9470
i@jabco.biz

July 1, 2016

Mr. Victor Duggins
P. O. Box 11426
Knoxville, TN 37939

Subject: APPRAISAL OF "AS IS" MARKET VALUE
125 ERWIN HIGHWAY
GREENEVILLE, TN 37745

Dear Mr. Duggins,

In compliance with your request, an investigation has been conducted and certain analyses made necessary to form an opinion as to the "AS IS" market value of a fee simple interest in the property located at 125 Erwin Highway, Greeneville, Tennessee. This letter is not an appraisal, but merely introduces the appraisal that follows. The report that follows is an appraisal report in land format.

As a result of my investigation and findings, and in giving due consideration to the location, size, and present overall condition and utility offered by the property, and subject to the assumptions and limiting conditions attached to the appraisal report, it is my opinion that the "AS IS" market value of the property located at 125 Erwin Highway, Greeneville, Tennessee, under the hypothetical condition that the current improvements have been razed, allowing for a commercial use as allowed under present B-4 zoning, as of June 10, 2016, is:

* * SIX HUNDRED SIXTEEN THOUSAND AND NO/100 DOLLARS * *
(\$616,000.00)

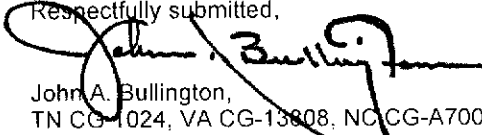
This parcel being vacant land (under the above mentioned hypothetical condition) my total value opinion of \$616,000.00 is allocated to the land.

The work agreement was made between the appraiser and client. Intended users other than the client must accept the assignment parameters set out in the request for service by the client. The appraiser will not be responsible for responding to issues or concerns of the client or of other intended user(s) which the appraiser had no knowledge of at the time of engagement. The appraiser will make corrections to any significant errors that are identified by the client, and will correct, if possible, any deficiencies from the requirements of the engagement agreement which were specifically identified and communicated to the appraiser at the time of engagement. The appraiser will respond, in like manner, to any written review of the appraisal presented to the appraiser. However, the appraiser will not perform additional work to conform to some underwriting or review criteria not part of the engagement agreement, or to satisfy the subjective opinions of reviewers (issues that do not affect the value, or USPAP and supplemental standards compliance).

Attached, please find an appraisal report which presents a review of the facts and findings upon which my final value opinion is predicated. The appraisal report that follows sets forth the identification of the property, the assumptions and limiting conditions, pertinent facts about the area and the subject property, comparable data, the results of the investigations and analyses and the reasoning leading to the conclusions.

The opportunity to be of service is appreciated.

Respectfully submitted,


John A. Bullington,
TN CG-1024, VA CG-13808, NC CG-A7004

JAB:zw

TN State Certified General Real Estate Appraiser ? TNL # CG-1024 – General Associate Member of the Appraisal Institute
VA State Certified General Real Estate Appraiser ? VAL # CG-13808
NC State Certified General Real Estate Appraiser ? NCL # CG-A7004

LAND APPRAISAL REPORT

Borrower	Census Tract 0903.00		Map Reference 24620																																																																		
Property Address	125 Erwin Hwy		County Greene State TN Zip Code 37745																																																																		
City	Greeneville		State TN Zip Code 37745																																																																		
Legal Description	Deed Book 278, Page 3																																																																				
Sale Price \$	Date of Sale	Loan Term	Property Rights Appraised	Fee																																																																	
Actual Real Estate Taxes \$	(yr)	Loan charges to be paid by seller \$	Leasehold	De Minimis PUD																																																																	
Lender/Client	Mr. Victor Duggins		Address P.O. Box 11426, Knoxville, TN 37939																																																																		
Occupant	Vacant		Appraiser John A. Bullington Instructions to Appraiser																																																																		
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<input type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor																																																																	
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Employment Stability																																																																	
Growth Rate	Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Convenience to Employment																																																																	
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Convenience to Shopping																																																																	
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	<input checked="" type="checkbox"/> Convenience to Schools																																																																	
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.	<input checked="" type="checkbox"/> Adequacy of Public Transportation																																																																	
Present Land Use	40 % One-Unit	5 % Apts.	50 % Commercial	<input checked="" type="checkbox"/> Recreational Facilities																																																																	
Change in Present Land Use	Not Likely	<input checked="" type="checkbox"/> Likely (*)	Taking Place (*)	<input checked="" type="checkbox"/> Adequacy of Utilities																																																																	
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant	<input checked="" type="checkbox"/> Property Compatibility																																																																	
One-Unit Price Range	\$ 85 to \$ 450	Predominant Value \$ 210		<input checked="" type="checkbox"/> Protection from Detrimental Conditions																																																																	
One-Unit Age Range	50 yrs. to <2 yrs.	Predominant Age 20 yrs.		<input checked="" type="checkbox"/> Police and Fire Protection																																																																	
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)																																																																					
This area of Greeneville is made up of a mix of commercial and residential uses. Convenience stores, fast food restaurants, gas stations, hotels, banks, shopping centers and Tusculum College are located near the subject, as well as other commercial uses. There is also residential development to the east along Erwin Highway. This land use has no adverse effect on the appeal and marketability of the subject.																																																																					
Dimensions	351.40' x 251', Irregular		= 2.16 ac Corner Lot																																																																		
Zoning Classification	B-4		Present Improvements <input checked="" type="checkbox"/> Do Do Not Conform to Zoning Regulations																																																																		
Highest and Best Use	Present Use <input checked="" type="checkbox"/> Other (specify) Commercial Use as allowed under B-4 zoning; Reference Zoning Addendum																																																																				
Elec.	<input checked="" type="checkbox"/> Public	OFF SITE IMPROVEMENTS		<input type="checkbox"/> Topo Rolling																																																																	
Gas	<input checked="" type="checkbox"/> Greenville	<input checked="" type="checkbox"/> Street Access	<input type="checkbox"/> Public	<input type="checkbox"/> Private Size 2.16+/- Acres																																																																	
Water	<input checked="" type="checkbox"/> Greenville	<input type="checkbox"/> Surface	<input checked="" type="checkbox"/> 2 Lane Asphalt	<input type="checkbox"/> Shape Irregular																																																																	
San Sewer	<input checked="" type="checkbox"/> Individual	<input type="checkbox"/> Maintenance	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private View Commercial/Residential																																																																	
	<input type="checkbox"/> Underground Elect. & Tel.	<input type="checkbox"/> Storm Sewer	<input checked="" type="checkbox"/> Curb/Gutter	<input type="checkbox"/> Drainage Adequate																																																																	
		<input type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Street Lights	Is the property located in a FEMA Special Flood Hazard Area? Yes <input checked="" type="checkbox"/> No																																																																	
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)																																																																					
The property is subject to normal utility easements, which have no negative affect on the value of the property. Topography is rolling to steep. Total acreage is 2.16+/- acres. The site has adequate drainage in its natural state. The site adjoins commercial property to the west and a residential development to the east.																																																																					
The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these 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.																																																																					
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>SUBJECT PROPERTY</th> <th>COMPARABLE NO. 1</th> <th>COMPARABLE NO. 2</th> <th>COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td>125 Erwin Hwy Greeneville, TN 37745</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sales Price</td> <td>\$</td> <td>\$</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>Price \$/Sq. Ft.</td> <td>\$</td> <td>\$</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>Data Source(s)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ITEM</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>+(-)\$ Adjust.</td> <td>DESCRIPTION</td> </tr> <tr> <td>Date of Sale/Time Adj.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Location</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site/View</td> <td>2.16 ac</td> <td>SEE ATTACHED LAND SALES</td> <td></td> <td></td> </tr> <tr> <td>Sales or Financing Concessions</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Net Adj. (Total)</td> <td></td> <td>+ - \$</td> <td>+ - \$</td> <td>+ - \$</td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>Net 0.0 % Gross 0.0 % \$</td> <td>Net % Gross % \$</td> <td>Net % Gross % \$</td> </tr> </tbody> </table>					ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	125 Erwin Hwy Greeneville, TN 37745				Proximity to Subject					Sales Price	\$	\$	\$	\$	Price \$/Sq. Ft.	\$	\$	\$	\$	Data Source(s)					ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	Date of Sale/Time Adj.					Location					Site/View	2.16 ac	SEE ATTACHED LAND SALES			Sales or Financing Concessions					Net Adj. (Total)		+ - \$	+ - \$	+ - \$	Indicated Value of Subject		Net 0.0 % Gross 0.0 % \$	Net % Gross % \$	Net % Gross % \$
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Indicated Value of Subject		Net 0.0 % Gross 0.0 % \$	Net % Gross % \$	Net % Gross % \$																																																																	
Comments on Market Data 10 comparable closed sales were considered. The 7 closed sales emphasized are considered to be the most comparable & best indications of value for the subject property. The estimated "as is" value of the subject property under the hypothetical condition that the improvements have been razed is \$616,000.00 (RN).																																																																					
Comments and Conditions of Appraisal All approaches to value were considered and applied when necessary. See attached comments addendum.																																																																					
Final Reconciliation The final "as is" market value opinion for the subject property under a hypothetical condition as of June 10, 2016 the date of inspection, is \$616,000.00.																																																																					
I (WE) ESTIMATE THE MARKET VALUE AS DEFINED OF THE SUBJECT PROPERTY AS OF June 10, 2016 TO BE \$ 616,000.00																																																																					
Appraiser	John A. Bullington		Supervisory Appraiser (if applicable)																																																																		
Date of Signature and Report	07/01/2016		Date of Signature																																																																		
Title	Certified General Real Estate Appraiser		Title																																																																		
State Certification #	1024	ST TN	State Certification # ST																																																																		
Or State License #		ST	Or State License # ST																																																																		
Expiration Date of State Certification or License	TN 2/26/18, NC 6/30/17 VA 8/31/16		Expiration Date of State Certification or License																																																																		
Date of Inspection (if applicable)	June 10, 2016		Did Not Inspect Property Date of Inspection																																																																		

Assumptions, Limiting Conditions & Scope of Work

File No.: 00006012016

Property Address: 125 Erwin Hwy

City: Greeneville

State: TN

Zip Code: 37745

Client: Mr. Victor Duggins

Address: P.O. Box 11426, Knoxville, TN 37939

Appraiser: John A. Bullington

Address: 801 Sunset Drive, Building E, Suite 3, Johnson City, TN 37604

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

File No.: 00006012016

Property Address: 125 Erwin Hwy	City: Greeneville	State: TN	Zip Code: 37745
Client: Mr. Victor Duggins	Address: P.O. Box 11426, Knoxville, TN 37939		
Appraiser: John A. Bullington	Address: 801 Sunset Drive, Building E, Suite 3, Johnson City, TN 37604		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:


Market value means 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 and 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:	Client Name: Mr. Victor Duggins
E-Mail:	Address: P.O. Box 11426, Knoxville, TN 37939

APPRAISER

Appraiser Name:  John A. Bullington
 Company: John A. Bullington Company
 Phone: 423-854-9277 (Office) Fax:
 E-Mail: 423-854-9470 (Fax)
 Date Report Signed: 07/01/2016
 License or Certification #: 1024 State: TN
 Designation: Certified General Real Estate Appraiser
 Expiration Date of License or Certification: TN 2/26/18, NC 6/30/17 VA 8/31/16
 Inspection of Subject: Did Inspect Did Not Inspect (Desktop)
 Date of Inspection: June 10, 2016

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:
 Company:
 Phone: Fax:
 E-Mail:
 Date Report Signed:
 License or Certification #: State:
 Designation:
 Expiration Date of License or Certification:
 Inspection of Subject: Did Inspect Did Not Inspect
 Date of Inspection:

SIGNATURES



Land Sales

Client	Mr. Victor Duggins		
Property Address	125 Erwin Hwy	County	Greene
City	Greeneville	State	TN
Appraiser	John A. Bullington	Zip Code	37745

Sales Comparison Approach (Land value only)

The following 10 sales of vacant land have occurred in the general area of the subject property and they are being used to arrive at a value for the subject real estate. These sales are documented as follows:

AN UPWARD ADJUSTMENT OF 3% PER YEAR IS APPLIED TO ALL SALES PRIOR TO 2008 WITH NO ADJUSTMENTS FROM 2008 TO PRESENT 2016, AS THE MARKET INDICATORS SHOW NO APPRECIABLE MOVEMENT.

Sale 1

Location: East Andrew Johnson Highway, Greeneville, TN
 Tax Map: 088/-/070.08
 Grantor: Cox, J.M. Jr.
 Grantee: Douthat, Mark & Mary
 Zoning: B-4
 Date: 04/2009
 Reference: Deed Book 464A, Page 2218
 Size: 1.19+/- Acres
 Utilities: Electric, Water, Sewer (Individual)
 Road Frontage: 125+/- LF on East Andrew Johnson Highway
 Access: Good
 Consideration: \$318,250.00
 Unit Value: \$267,437.00/Acre
 Adj. Unit Value: \$267,437.00/Acre (No Adj.)

Sale 2

Location: 3350 East Andrew Johnson Highway, Greeneville, TN
 Tax Map: 088/-/080.01
 Grantor: Blue Ridge Land Co. LLC
 Grantee: Wild Partners
 Zoning: B-4
 Date: 03/2011
 Reference: Deed Book 496A, Page 2065
 Size: 1.44+/- Acres
 Utilities: Electric, Water, Sewer
 Road Frontage: 310+/- LF on East Andrew Johnson Highway
 Access: Good
 Consideration: \$514,100.00
 Unit Value: \$357,014.00/Acre
 Adj. Unit Value: \$357,014.00/Acre (No Adj.)

Sale 3

Location: 3050 East Andrew Johnson Highway, Greeneville, TN
 Tax Map: 0881A/001.00
 Grantor: Lawson-Bewley-Johnson, LLC
 Grantee: Tacala LLC
 Zoning: B-4
 Date: 06/2010
 Reference: Deed Book 483A, Page 1035
 Size: 2.43+/- Acres
 Utilities: Electric, Water, Sewer (Individual)
 Road Frontage: 245+/- LF on East Andrew Johnson Highway; 221+/- LF on S Rufe Taylor Road
 Access: Good
 Consideration: \$725,000.00
 Unit Value: \$298,354.00/Acre
 Adj. Unit Value: \$298,354.00/Acre (No Adj.)

Sale 4

Location: 3240 East Andrew Johnson Highway, Greeneville, TN
 Tax Map: 088/-/080.07
 Grantor: Gallimore, E. Lyndon & Evonne M.
 Grantee: Seneca Sandifer, LLC
 Zoning: B-4
 Date: 10/2012
 Reference: Deed Book 517A, Page 1941
 Size: 1.48+/- Acres
 Utilities: Electric, Water, Sewer
 Road Frontage: 150+/- LF on East Andrew Johnson Highway
 Access: Good
 Consideration: \$355,000.00
 Unit Value: \$239,865.00/Acre
 Adj. Unit Value: \$239,865.00/Acre (No Adj.)

Land Sales

Client	Mr. Victor Duggins		
Property Address	125 Erwin Hwy		
City	Greeneville	County Greene	State TN Zip Code 37745
Appraiser	John A. Bullington		

Sale 5
 Location: 3626 East Andrew Johnson Highway, Greeneville, TN
 Tax Map: 088/-/070.07
 Grantor: Cox, J.M. Jr. et. al.
 Grantee: Heritage Community Bank
 Zoning: B-4
 Date: 01/2007
 Reference: Deed Book 421A, Page 561
 Size: 1.47+/- Acres
 Utilities: Electric, Water
 Road Frontage: 180+/- LF on East Andrew Johnson Highway
 Access: Good
 Consideration: \$588,000.00
 Unit Value: \$400,000.00/Acre
 Adj. Unit Value: \$412,000.00/Acre

Sale 6
 Location: East Andrew Johnson Highway, Greeneville, TN
 Tax Map: 088/-/097.11
 Grantor: Jones, Ray & Charlotte
 Grantee: HBL Properties, LLC
 Zoning: B-4
 Date: 04/2006
 Reference: Deed Book 404A, Page 1136
 Size: 1.22+/- Acres
 Utilities: Electric, Water, Sewer, Gas
 Road Frontage: 160+/- LF on East Andrew Johnson Highway
 Access: Good
 Consideration: \$350,000.00
 Unit Value: \$286,885.00/Acre
 Adj. Unit Value: \$304,098.00/Acre

Sale 7
 Location: 4731 East Andrew Johnson Highway, Greeneville, TN
 Tax Map: 068F/B/002.00
 Grantor: Ellenburg, Brad; Renner, Chris
 Grantee: First Chance Investment Properties
 Zoning: B-4
 Date: 05/2007
 Reference: Deed Book 428A, Page 531
 Size: 0.99+/- Acres
 Utilities: Electric, Water, Sewer (Individual)
 Road Frontage: 125+/- LF on East Andrew Johnson Highway
 Access: Good
 Consideration: \$125,000.00
 Unit Value: \$126,263.00/Acre
 Adj. Unit Value: \$130,051.00/Acre

Sale 8
 Location: East Andrew Johnson Highway, Greeneville, TN
 Tax Map: 088-097.02
 Grantor: Bachman, Phillip M. Jr. & Myron Bernard
 Grantee: Cappo Real Estate Holdings, LLC
 Zoning: B-4
 Date: 01/2016
 Reference: Deed Book 566A, Page 226
 Size: 6.20+/- Acres
 Utilities: Electric, Water
 Road Frontage: 850+/- LF on East Andrew Johnson Hwy. 340+/- LF on Harlan Street
 Access: Good
 Consideration: \$1,400,000.00
 Unit Value: \$225,806.00
 Adj. Unit Value: \$225,806.00/Acre (No Adj.)

Land Sales

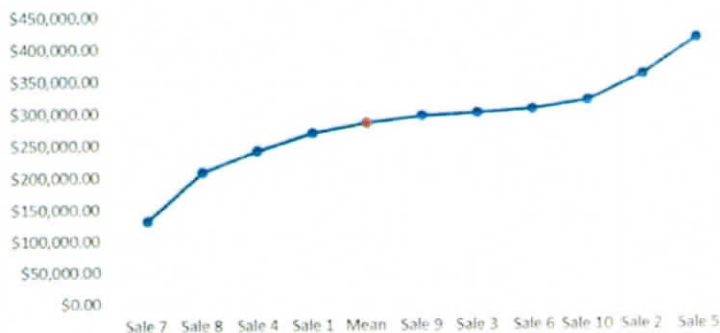
Client	Mr. Victor Duggins		
Property Address	125 Erwin Hwy		
City	Greeneville	County	Greene
Appraiser	John A. Bullington	State	TN
		Zip Code	37745

Sale 9
 Location: East Andrew Johnson Highway, Greeneville, TN
 Tax Map: 088--/070.09
 Grantor: Cox, JM Jr, Speropulos, John, & Caroline Grace LLC
 Grantee: Consumer Credit Union
 Zoning: B-4
 Date: 01/2012
 Reference: Deed Book 506A, Page 1228
 Size: 2.13+/- Acres
 Utilities: Electric, Water
 Road Frontage: 270+/- LF on East Andrew Johnson Highway
 Access: Good
 Consideration: \$625,000.00
 Unit Value: \$293,427.00/Acre
 Adj. Unit Value: \$293,427.00/Acre (No Adj.)

Sale 10
 Location: East Andrew Johnson Highway, Greeneville, TN
 Tax Map: 088G/B/002.01
 Grantor: Greeneville Certified Properties GP
 Grantee: Eastman Credit Union
 Zoning: B-4
 Date: 08/2015
 Reference: Deed Book 559A, Page 2252
 Size: 1.58+/- Acres
 Utilities: Gas, Electric, Water, Sewer
 Road Frontage: 50+/- LF on East Andrew Johnson Highway
 Access: Good
 Consideration: \$500,000.00
 Unit Value: \$316,456.00/Acre
 Adj. Unit Value: \$316,456.00/Acre (No Adj.)

Sale #	Location	Sale Date	Size (+/- Acres)	Price	Unit Value/Acre	Adj. Unit Value/Acre
1	East Andrew Johnson Highway, Greeneville, TN	04/2009	1.19+/-	\$318,250.00	\$267,437.00	\$267,437.00
2	3350 East Andrew Johnson Highway, Greeneville, TN	03/2011	1.44+/-	\$514,100.00	\$357,014.00	\$357,014.00
3	3050 East Andrew Johnson Highway, Greeneville, TN	06/2010	2.43+/-	\$725,000.00	\$298,354.00	\$298,354.00
4	3240 East Andrew Johnson Highway, Greeneville, TN	10/2012	1.48+/-	\$355,000.00	\$239,865.00	\$239,865.00
5	3626 East Andrew Johnson Highway, Greeneville, TN	01/2007	1.47+/-	\$588,000.00	\$400,000.00	\$412,000.00
6	East Andrew Johnson Highway, Greeneville, TN	04/2006	1.22+/-	\$350,000.00	\$286,885.00	\$304,098.00
7	4731 East Andrew Johnson Highway, Greeneville, TN	05/2007	0.99+/-	\$125,000.00	\$126,263.00	\$130,051.00
8	East Andrew Johnson Highway, Greeneville, TN	01/2016	6.20+/-	\$1,400,000.00	\$225,806.00	\$225,806.00
9	East Andrew Johnson Highway, Greeneville, TN	01/2012	2.13+/-	\$625,000.00	\$293,427.00	\$293,427.00
10	East Andrew Johnson Highway, Greeneville, TN	08/2015	1.58+/-	\$500,000.00	\$316,456.00	\$316,456.00

Sales Price/Acre



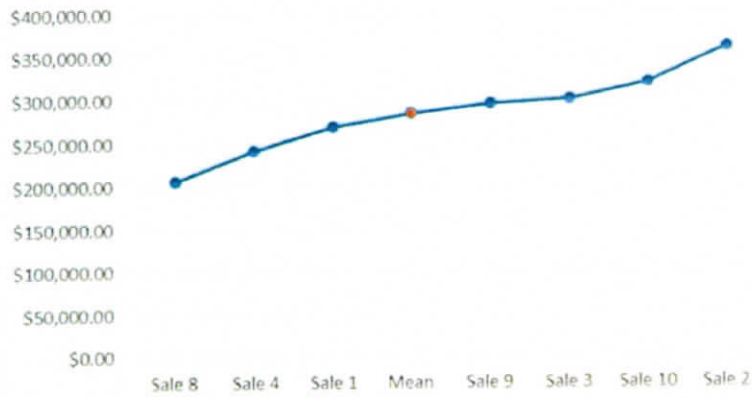
Land Sales

Client	Mr. Victor Duggins		
Property Address	125 Erwin Hwy		
City	Greeneville	County Greene	State TN Zip Code 37745
Appraiser	John A. Bullington		

These 10 sales being most comparable to the subject property indicate an adjusted value range between a low of \$130,051.00/acre to a high of \$412,000.00/acre with a mean value of \$284,451.00/acre. Based on a review of the information contained in these sales, and in giving due consideration to their location and the overall utility, it is the opinion of this writer that the subject property is most similar to comparable sales 1, 2, 3, 4, 8, 9 and 10.

Sale #	Location	Sale Date	Size (+/- Sq Ft)	Price	Unit Value/ Sq Ft	Adjusted Unit Value/Sq Ft
1	East Andrew Johnson Highway, Greeneville, TN	04/2009	1.19+/-	\$318,250.00	\$267,437.00	\$267,437.00
2	3350 East Andrew Johnson Highway, Greeneville, TN	03/2011	1.44+/-	\$514,100.00	\$357,014.00	\$357,014.00
3	3050 East Andrew Johnson Highway, Greeneville, TN	06/2010	2.43+/-	\$725,000.00	\$298,354.00	\$298,354.00
4	3240 East Andrew Johnson Highway, Greeneville, TN	10/2012	1.48+/-	\$355,000.00	\$239,865.00	\$239,865.00
8	East Andrew Johnson Highway, Greeneville, TN	01/2016	6.20+/-	\$1,400,000.00	\$225,806.00	\$225,806.00
9	East Andrew Johnson Highway, Greeneville, TN	01/2012	2.13+/-	\$625,000.00	\$293,427.00	\$293,427.00
10	East Andrew Johnson Highway, Greeneville, TN	08/2015	1.58+/-	\$500,000.00	\$316,456.00	\$316,456.00

Sales Price/Acre



These 7 sales being most comparable to the subject property indicate a value range between a low of \$225,806.00/acre to a high of \$357,014.00/acre with a mean value of \$285,480.00/acre. Based on a review of the information contained in these sales, and in giving due consideration to their location and the overall utility, it is the opinion of this writer that the subject property has an estimated market value of \$285,000.00/acre, presented as follows:

$$2.16+/- \text{ Acres} \times \$285,000.00/\text{Acre} = \$615,600.00$$

ROUNDED TO: \$616,000.00

I have [] have not [x] performed any services regarding the subject property within the three year period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity.

The subject site is bound by East Andrew Johnson Highway to the North and West; Erwin Highway to the South, and Highway 107 to the East. It provides an average environment for the property being appraised. There are no factors that will negatively affect the marketability of the property. The public schools, parks, view, and noise level are typical for this type of neighborhood.

The subject property is located on Tax Map 0881, Group A, Parcel 025.00.

This area of Greeneville is made up of a mix of commercial and residential. Convenience stores, fast food restaurants, gas stations, hotels, banks, shopping centers and Tusculum College are located near the subject, as well as other commercial uses. There is also residential development to the east along Erwin Highway. This land use has no adverse effect on the appeal and marketability of the subject.

This property is beyond convenient walking distance to the grammar, middle, and high schools. The community provides busing to the schools. This has no effect on the value of the property.

There is some public transportation available near the subject property. This has no effect on value, because other properties in this market have similar available public transportation.

There are few recreational facilities available near the subject property. This has no effect on the value of the subject property, because competing properties in this market have similar recreational facilities available.

The subject property has not sold within the past year.

The subject property consists of approximately 2.16+/- acres. The topography of the site is rolling.

The subject is currently improved with a 1,684+/- sq. ft. residence that has been adequately maintained. It is this appraiser's opinion that the highest and best use for the site is to raze these improvements for a return to vacant land. The cost to raze the improvements is estimated to be \$6,000.00. The site should then be held in interim until the market produces a permissible use as allowed under current B-4 zoning.

Hypothetical Condition: That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. The hypothetical condition in this appraisal report is that the current improvements have been razed as of the effective date.

The value of the property "as is" with the improvements in place is \$610,000.00, \$6,000.00 less than the value of the property under the hypothetical condition that the site is vacant and available for a commercial use (\$616,000.00).

The subject property does have access to public water and sewer lines. The subject (as improved) is currently taking advantage of these utilities.

The property is subject to normal utility easements, which have no negative effect on the value of the property.

No unusual external inadequacies were observed.

The appraiser observed nothing in this neighborhood that might reduce the value of this property.

This is a good, active market. No special financing, loan discounts, interest buydowns or concessions were found for the subject or comparable sales in this market.

The comparable sales were verified and no personal property was included in their sales prices.

All comparable sales are closed sales.

In order to locate comparable sales, the following sources were used: public records, mls, and appraiser's own files.

The dates of sale reported for the comparable sales are the closing dates.

Comparable sales over one mile away were used because they are the best available in this area. Expanding the search to a radius greater than one mile developed sales that are still within the same market. These sales are the best comparables to the subject property and are therefore used in this report.

Many comparable closed sales were considered in making this appraisal. The closed sales displayed are considered to be the most comparable and the best indicators of value for the subject property.

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value.

A thorough search for comparable sales was made in this market area. Comparables that sold within 6 months of the date of the appraisal were significantly different in location, size, age, condition, and style. In the appraiser's judgment, the comparables selected are a better indication of the subject's value than more recent sales. Market studies serve as the basis for making the required time adjustment.

The estimated value of the subject property by the Sales Comparison Approach is \$616,000.00. It would likely take 12-36 months to sell at this price.

The sales comparison approach, cost approach and income approach were considered and used when appropriate.

All of the valuation procedures were considered and applied when appropriate. There is no exclusion of any valuation process except when warranted.

Competency Provision: This appraiser is competent to perform the assignment as requested by the client. The appraiser is a state certified general real estate appraiser in Tennessee, CG-1024, Virginia, CG-13808, and North Carolina CG-A7004, and has experience and educational training in appraising properties similar to the property being considered in this report.

Scope of Appraisal. In the appraisal of the subject property, the appraiser completed the following steps and analysis.

- *John Bullington and Zac Wilson inspected the subject property and neighborhood on June 10, 2016.
- *Gathered information from various public authorities and sources regarding the specifics of the subject property, neighborhood, and comparables.
- *Gathered sales of comparable properties.
- *Analyzed the data to arrive at a conclusion of value by the sales comparison approach method of evaluation.
- *Reconciled the results of this analysis into a probable range of value and finally the market value estimate.

Reasonable Exposure Time & Marketing Time. Exposure time may be defined as follows: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.

The reasonable marketing time is an estimate of the amount of time it might take to sell a property interest in real estate at the estimated market value level during the period immediately after the effective date of an appraisal. The request to estimate a reasonable marketing time exceeds the normal information required for the conduct of the appraisal process, and should be treated separately from that process (Refer to USPAP 2010-2011 Edition, SMT-6 and AO-7 of the Appraisal Foundation).

Employment stability and convenience are average. Convenience to shopping, schools and recreation are average. Public transportation is average. Adequacy of utilities and police and fire protection are average. Property compatibility, appearance, and marketability are average.

Based on days on the market of similar properties in the market area of the subject property, it will take 12-36 months exposure time to sell at the appraised value on the appraisal date.

Zac Wilson provided significant professional assistance to the person signing this report as follows (only in those areas as indicated by the marked boxes): property inspection; search for comparables; sketching; location map preparation; neighborhood evaluation; subject improvement depreciation; form reporting according to USPAP.

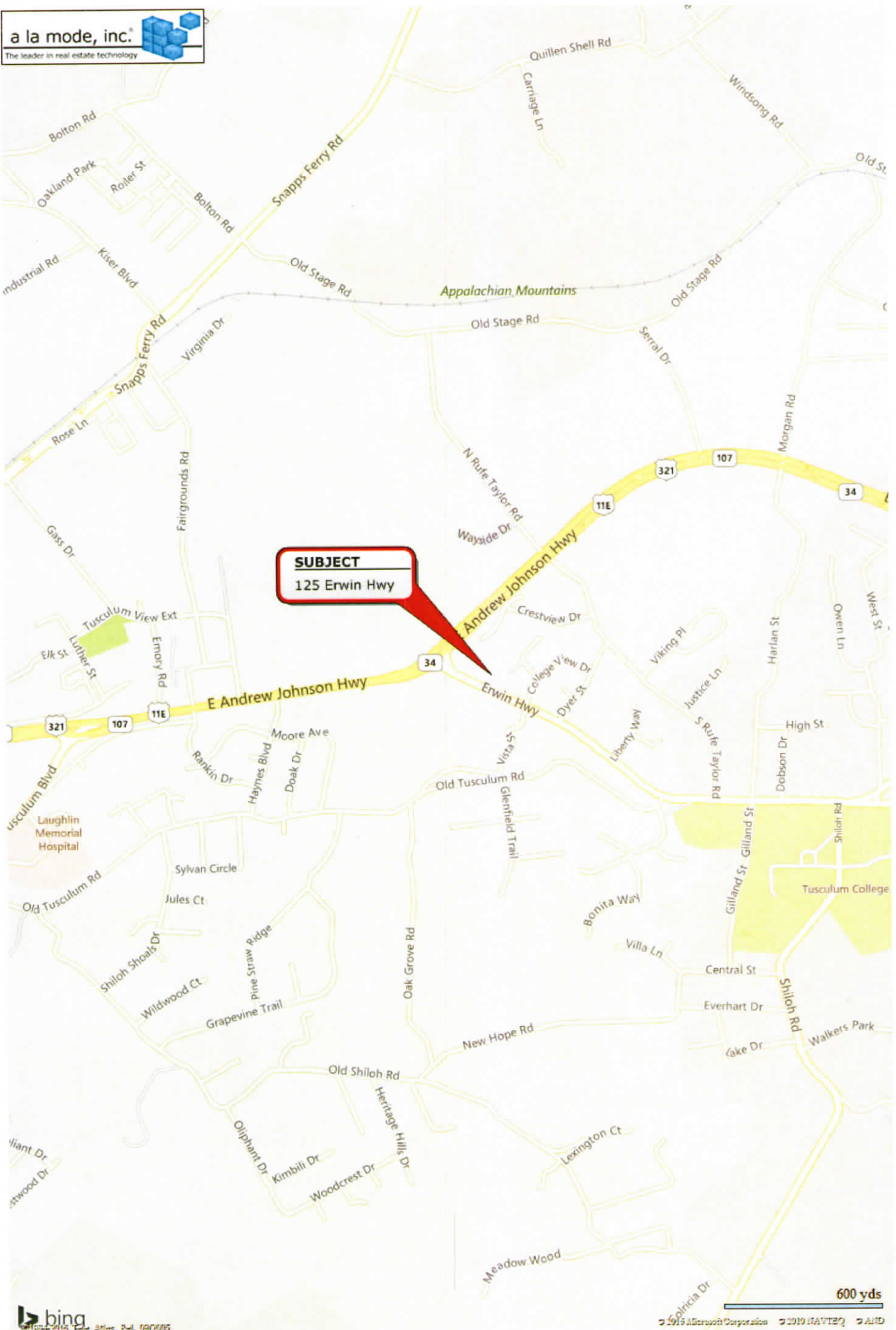
Request for Appraisal. Mr. Victor Duggins contacted this writer requesting this appraisal on the property in question. The inspection tour of the property was conducted on June 10, 2016.

Objective of the Appraisal. The objective of this appraisal is to estimate the market value of a fee simple interest of the subject property, as of June 10, 2016, under the hypothetical condition that the improvements have been razed, allowing for a return to vacant land, and the subject's highest and best use, which is to hold the property in interim until the market produces a permissible use as allowed under current B-4 zoning.

Purpose of the Appraisal. The purpose of this report is to present the data and reasoning the appraiser has used to form the opinion of the market value of a fee simple interest in the subject property. This report is for the benefit and decision making of Mr. Victor Duggins with respect to asset valuation. It is understood that this report is for the sole discretionary use of Mr. Victor Duggins and cannot be used by any other person, firm, or entity, without the expressed written consent of the author and Mr. Victor Duggins.

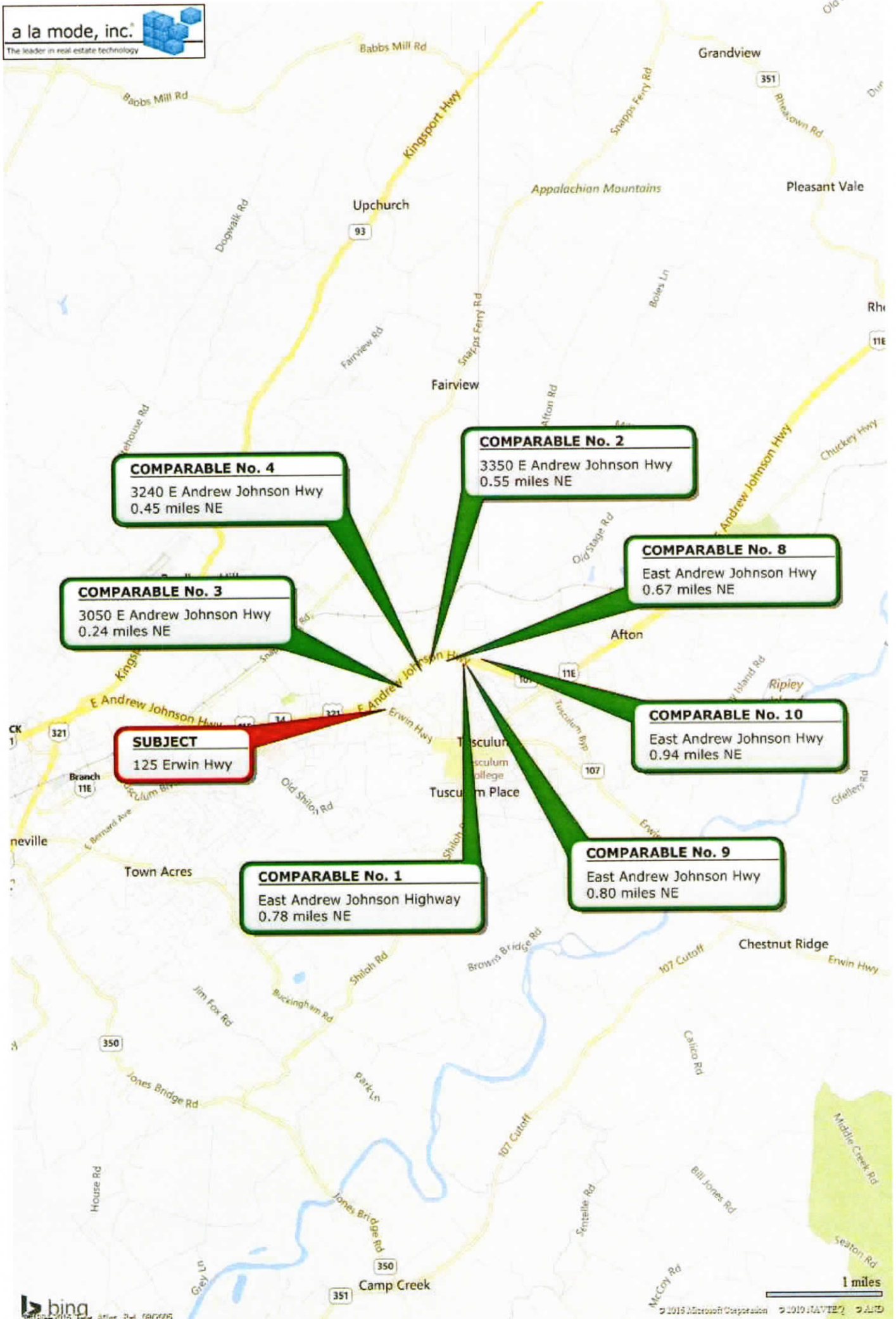
Location Map

Client	Mr. Victor Duggins		
Property Address	125 Erwin Hwy		
City	Greeneville	County Greene	State TN Zip Code 37745
Appraiser	John A. Bullington		



Comparable Sales Map

Client	Mr. Victor Duggins		
Property Address	125 Erwin Hwy		
City	Greenville	County Greene	State TN Zip Code 37745
Appraiser	John A. Bullington		

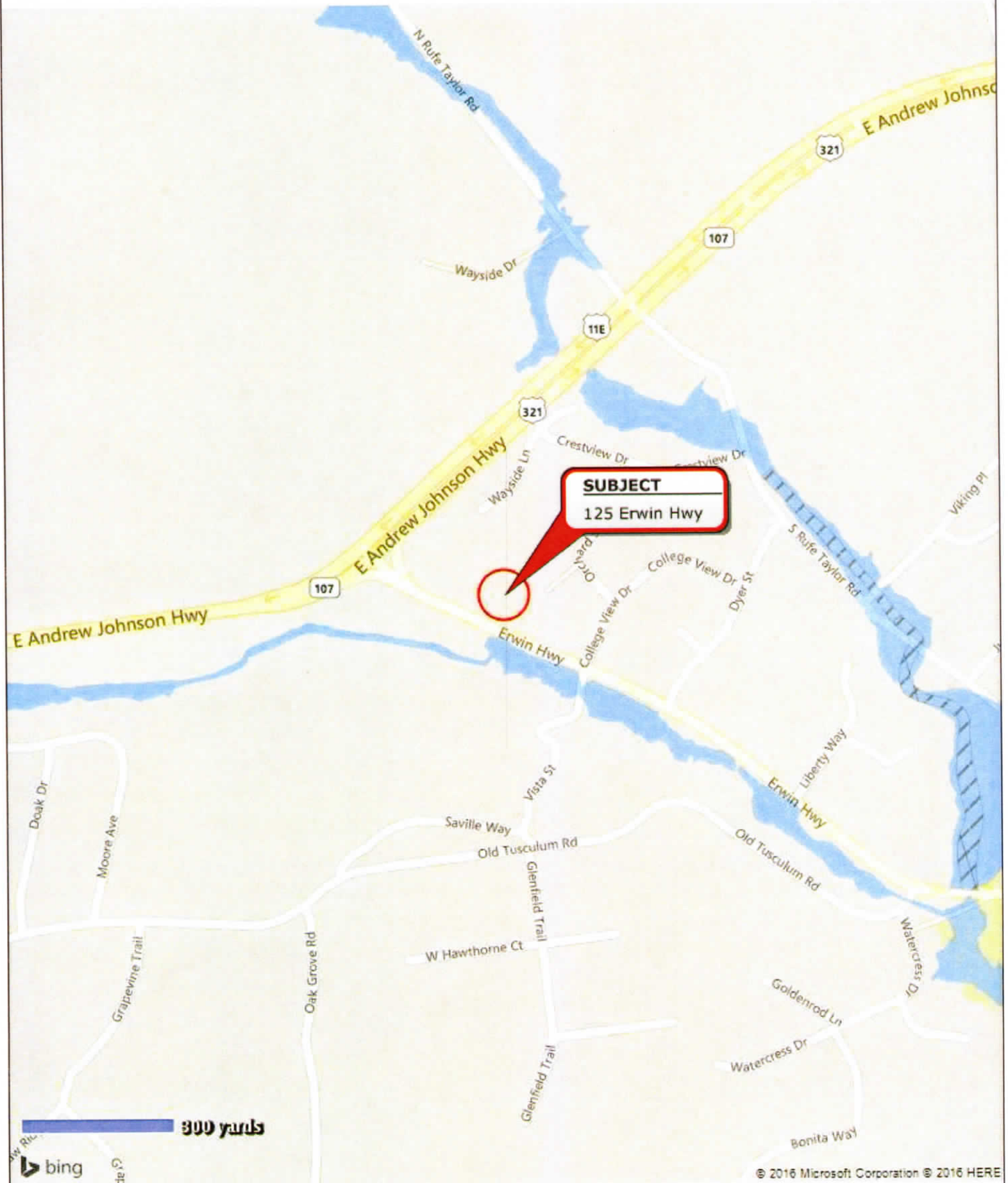


Flood Map

Client	Mr. Victor Duggins		
Property Address	125 Erwin Hwy		
City	County	State	Zip Code
Appraiser	Greene	TN	37745

InterFlood by a la mode

Prepared for: John A. Bullington Company
125 Erwin Hwy
Greeneville, TN 37745



MAP DATA

FEMA Special Flood Hazard Area: **No**
 Map Number: **47059C0242D**
 Zone: **X**
 Map Date: **July 03, 2006**
 FIPS: **47059**

MAP LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas inundated by 100-year flooding Velocity Hazard | <ul style="list-style-type: none"> Protected Areas Floodway Subject Area |
|---|--|

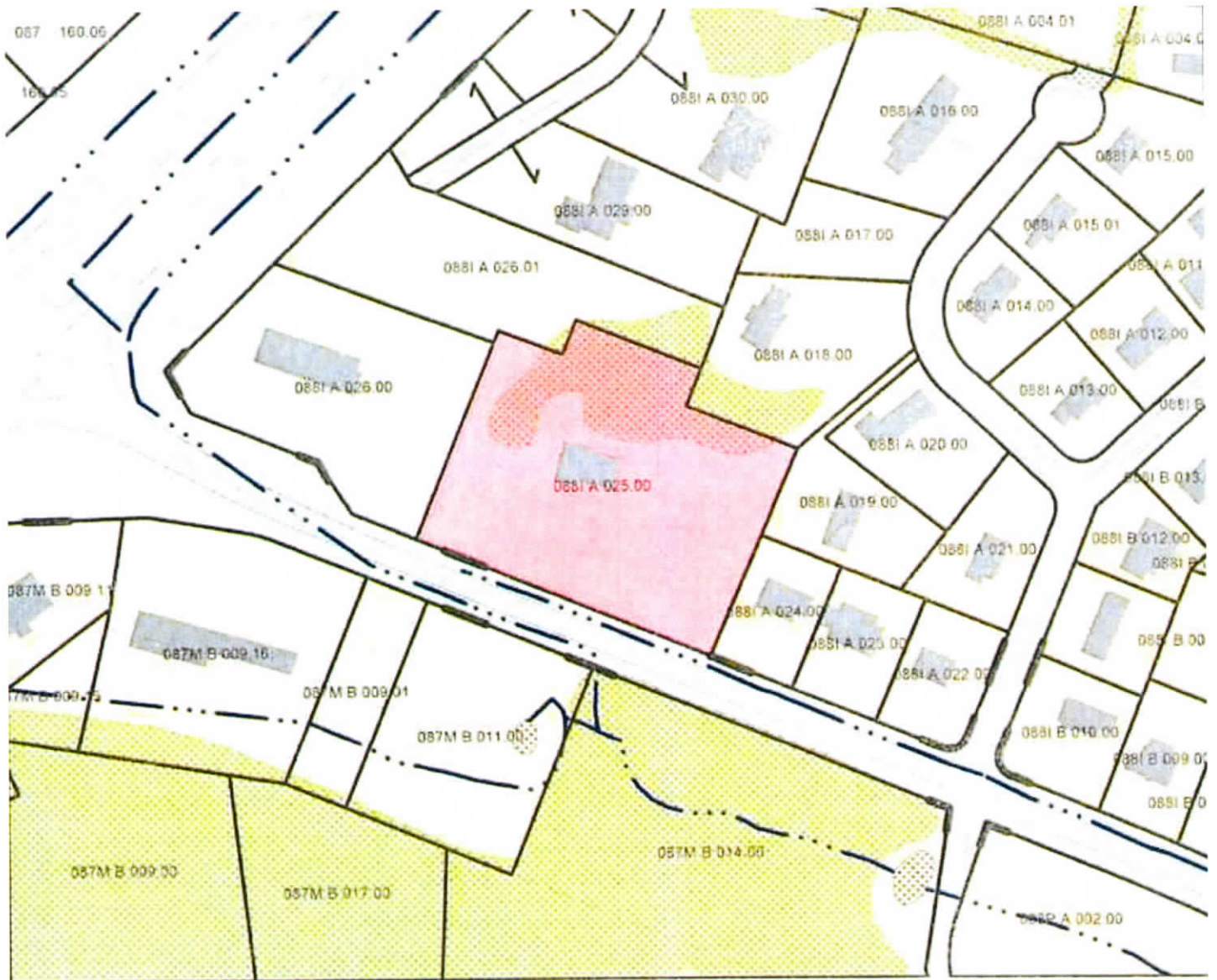
Aerial Map

Client	Mr. Victor Duggins						
Property Address	125 Erwin Hwy						
City	Greeneville	County	Greene	State	TN	Zip Code	37745
Appraiser	John A. Bullington						



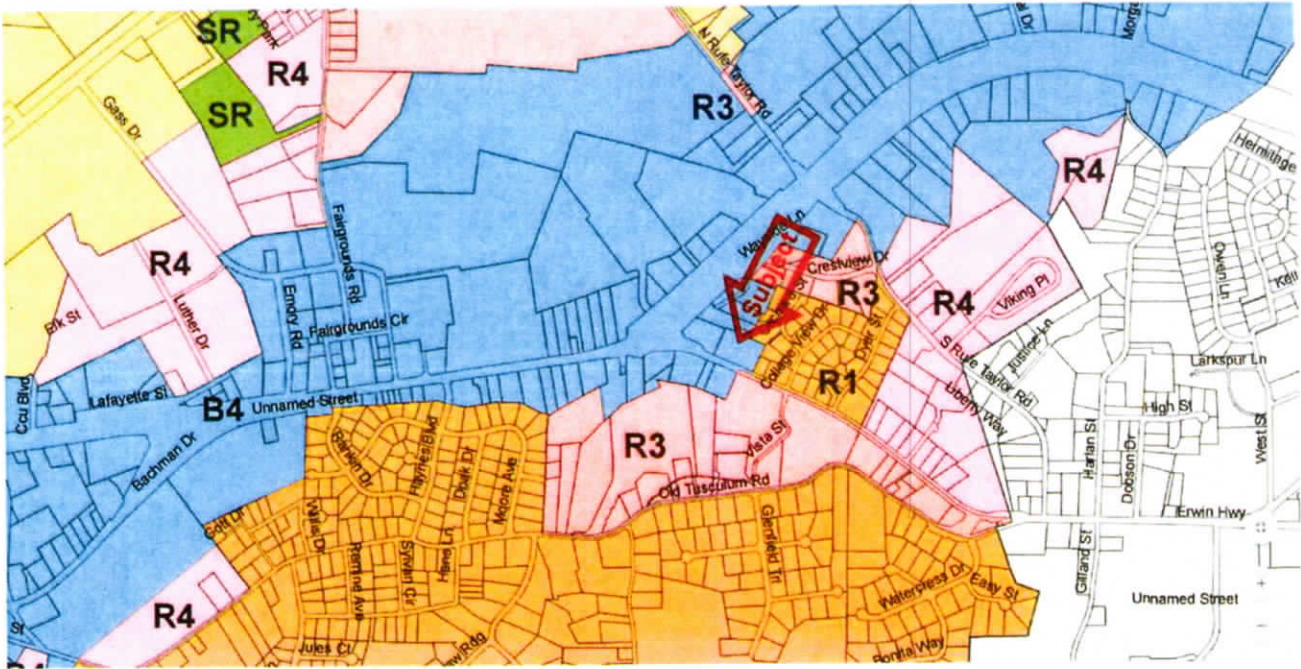
Tax Assessor's Map

Client	Mr. Victor Duggins			
Property Address	125 Erwin Hwy			
City	Greeneville	County	Greene	State TN Zip Code 37745
Appraiser	John A. Bullington			



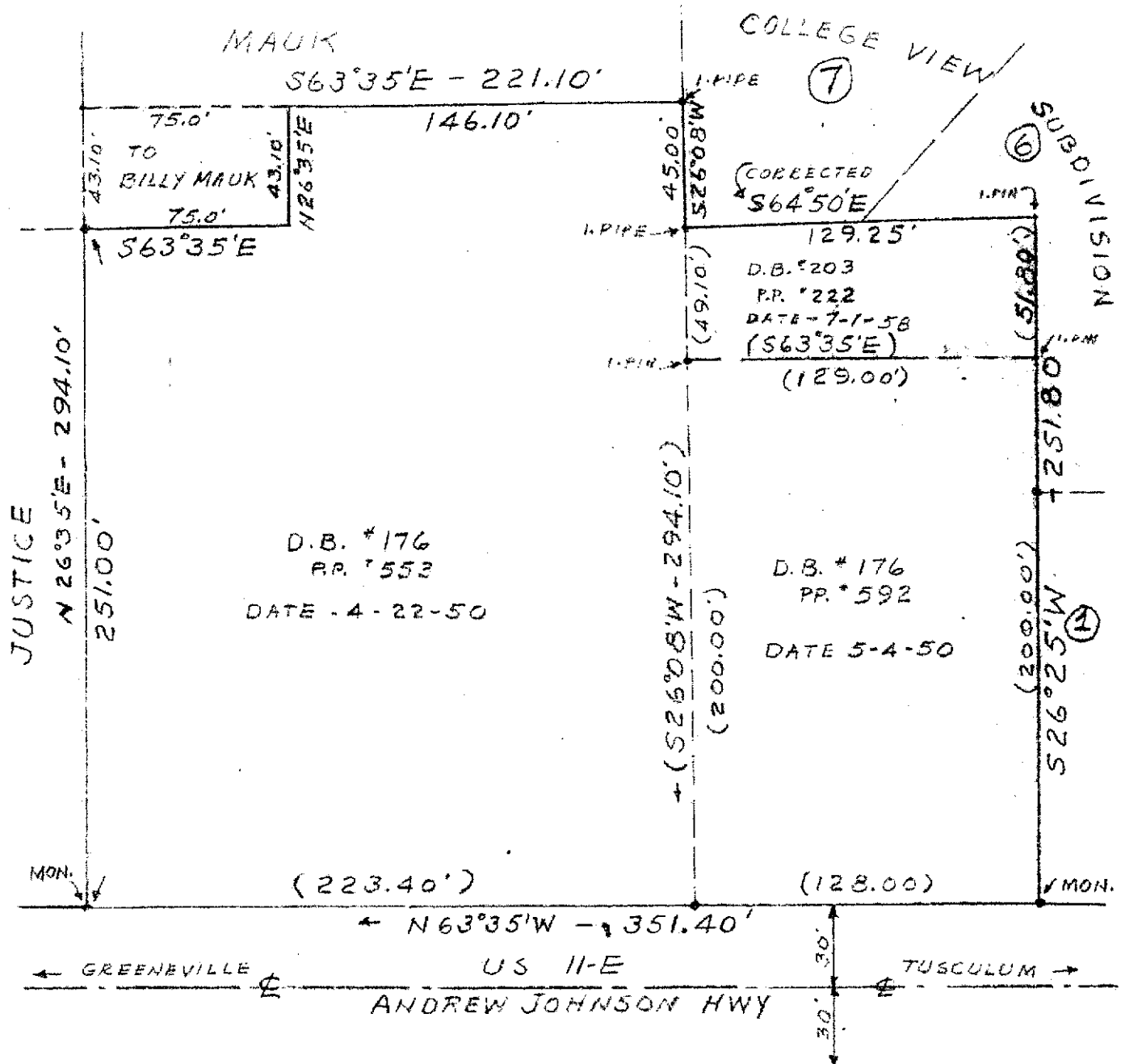
Zoning Map

Client	Mr. Victor Duggins	County	Greene	State	TN	Zip Code	37745
Property Address	125 Erwin Hwy						
City	Greeneville						
Appraiser	John A. Bullington						



Survey

Client	Mr. Victor Duggins		
Property Address	125 Erwin Hwy		
City	Greeneville	County	Greene
Appraiser	John A. Bullington	State	TN
		Zip Code	37745



AREA = 94,345 S.F.
 = 2.166 ACRES



PROPERTY OF
 VICTOR F. DUGGINS - ET UX
 13th CIVIL DISTRICT GREENE COUNTY
 GREENEVILLE - TENNESSEE
 SCALE 1" = 50' DATE - 2-6-70
 A. J. LUCAS - P.L. SURVEYOR

Subject Photo Page

Client	Mr. Victor Duggins						
Property Address	125 Erwin Hwy						
City	Greeneville	County	Greene	State	TN	Zip Code	37745
Appraiser	John A. Bullington						



Typical Site

125 Erwin Hwy
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View 2.16 ac
Site
Quality
Age



Typical Site



Erwin Highway

Subject Photo Page

Client	Mr. Victor Duggins			
Property Address	125 Erwin Hwy			
City	Greeneville	County	Greene	State TN Zip Code 37745
Appraiser	John A. Bullington			



Improvements

125 Erwin Hwy
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View 2.16 ac
Site
Quality
Age



Improvements (Rear)



Typical Interior

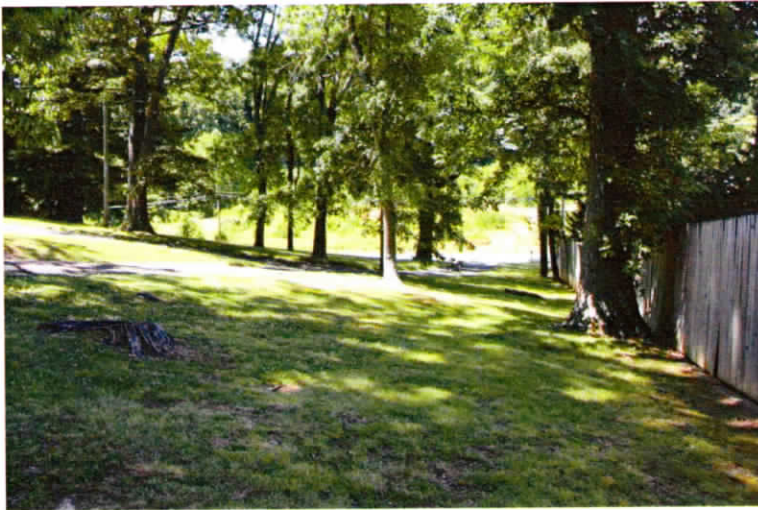
Subject Photo Page

Client	Mr. Victor Duggins						
Property Address	125 Erwin Hwy						
City	Greeneville	County	Greene	State	TN	Zip Code	37745
Appraiser	John A. Bullington						



Asphalt Drive

125 Erwin Hwy
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View 2.16 ac
Site
Quality
Age



Typical Site



Storage Shed

Subject Photo Page

Client	Mr. Victor Duggins						
Property Address	125 Erwin Hwy						
City	Greeneville	County	Greene	State	TN	Zip Code	37745
Appraiser	John A. Bullington						



Erwin Highway (Subject on L)

125 Erwin Hwy

Sales Price

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location

View 2.16 ac

Site

Quality

Age

Subject Rear

Subject Street

B-4 Zoning

Client	Mr. Victor Duggins				
Property Address	125 Erwin Hwy				
City	Greeneville	County	Greene	State	TN Zip Code 37745
Appraiser	John A. Bullington				

Zoning Ordinance
Greeneville, Tennessee
Page 36

709.9.1 The manufacturing use is partnered with on-site retail sales of the product.

709.9.2 The manufacturing use must be performed entirely inside a structure, and may occupy no more than 75% of the structure.

709.9.3 The materials used for manufacturing are to be previously prepared materials.

709.9.4 The manufacturing use shall not create obnoxious odors or noise, or present a public safety hazard.

709.9.5 The operation must comply with the applicable codes of the Town of Greeneville. (REVISED 7/21/98)

710. B-3 (Intermediate) Business. It is the intent of this district to establish an area adjacent to the B-2 (Central Business) District which will support those uses and to encourage commercial development to concentrate to the mutual advantage of consumers as well as to provide for adequate space and sufficient depth from the street for the transactions of the district thereby strengthening the economic base and protecting public convenience. In order to achieve the intent of the B-3 (intermediate business) District, as shown on the Zoning Map of the Town of Greeneville, Tennessee, the following uses are permitted:

710.1. Any use permitted in the R-4 Residential District except mobile home parks.

710.2. Any use permitted in the B-2 district.

710.3. Wholesale business, warehouses, storage yards and buildings and similar uses;

710.4. Auto and mobile homes sales provided that:

710.4.1. The location of all parking spaces and/or display spaces in an auto sales facility shall be at least five (5) feet from all property lines;

710.4.2. The location of all parking spaces in a mobile home sales facility shall be at least twenty (20) feet from any front property line and ten (10) feet from all side yard property lines.

710.5. Auto repair garages and similar operations;

710.6. Hospitals

710.7. Gasoline service stations provided that all structures, including underground storage tanks shall be placed not less than twenty (20) feet from all property lines. Points of ingress and egress shall be not less than fifteen (15) feet from intersections of street lines.

711. B-4 (Arterial) Business. It is the intent of this district to establish business areas that encourage the groupings of compatible business activities in which parking and traffic congestion can be reduced to a minimum. In order to achieve the intent of the B-4 (Arterial Business) District, as shown on the Zoning Map of the Town of Greeneville, Tennessee, the following uses are permitted:

711.1. Any use permitted in B-1 and B-2 districts. (REVISED 5/19/99)

711.2. Hotels and motels;

711.3. Auto and mobile home sales provided that all automobiles are placed a minimum of five (5) feet from all property lines and mobile homes are placed a minimum of twenty (20) feet from the front property line and ten (10) feet from all side property lines.

711.4. Restaurants

711.5. Offices

711.6. Places of amusement and assembly;

711.7. Funeral homes;

711.8. Public buildings upon approval by the planning commission

711.9. Semi-public buildings and uses;

711.10. Travel trailer parks;

711.11. Lodges and clubs

711.12. Mini warehouses upon review and approval by the planning commission of a site plan providing for necessary driveways, water run-off controls, and if needed, adequate screening.

B-4 Zoning

Client	Mr. Victor Duggins				
Property Address	125 Erwin Hwy				
City	Greeneville	County	Greene	State	TN Zip Code 37745
Appraiser	John A. Bullington				

Zoning Ordinance
Greeneville, Tennessee
Page 37

711.13 Auto repair garages and similar operations.

711.14 The following uses may be permitted as special exceptions.

711.14.1 Light manufacturing uses that are limited in nature, i.e., the assembly of previously manufactured parts, generally in association with a technological product, where all activities (including storage) take place indoors. Impact on adjacent properties shall be comparable to that created by uses permitted as of right in the B-4 district.

712. M-1 (Manufacturing Warehouse) Restricted Manufacturing and Warehouse. This industrial district is established to provide areas in which the principal use of land is for light manufacturing and warehousing. It is the intent that permitted uses are conducted so that any excessive noise, odor, dust and glare of an operation be completely confined within an enclosed building. These regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts, as shown on the zoning map of the City of Greeneville, Tennessee, the following uses are permitted;

712.1. Any use permitted in a Business District except residential units.

712.2. Bakers, bottling works; cabinet making; carpenters' shop; clothing manufacture; dairy, electrical welding; fruit making or packing; ice plant, laundry; machine shop; milk distribution stations; optical goods, paper boxes and pencil manufactures; printing; publication or engraving concern; tinsmith shop; trucking terminal, and warehouses.

712.3. Other uses of the same general character as those listed above deemed appropriate by the Greeneville Regional Planning Commission.

712.3.1. No yard will be required for that part of the lot which fronts on a railroad siding.

712.3.2. On lots that abut a residential district the Greeneville Regional Planning Commission may require all buildings and improvements be properly screened and shall be located so as to comply with the side yard requirements of the adjacent residential district.

712.3.3. Any structure or equipment essential to the operation shall be set back so as not to visually or physically obstruct a public way.

713. M-2 (High Impact Use). It is the intent of this district to establish areas which, unless closely regulated, might cause a detrimental effect upon and be injurious to surrounding areas. This district was created therefore for heavy types industries and uses, noise, odor, dust, and other objectionable conditions. The following uses are permitted (**REVISED 3/7/00**).

713.1. Any use permitted in the M-1, Manufacturing Warehouse district, with provisions for buffering as provided in Section 712.3.2.

713.2. Terminals;

713.3. Wholesale business;

713.4. Warehouses;

713.5. Storage yards and buildings and similar uses;

713.6 All industrial uses that are not permitted in the M-1 district provided that bulk propane storage facilities and like uses that present a fire, explosion, or potential public health hazard are permitted only as special exceptions under the following conditions. These regulations shall not apply to propane and fuel oil tanks customarily used for heating purposes, or underground gasoline/kerosene tanks utilized at service stations.

713.6.1 The Board of Zoning Appeals shall review the proposed location of these uses, relating the safety of these uses to their proposed location.

713.6.2 The items to be reviewed are the surrounding uses and zoning, the potential for disruption of the thoroughfare system in the event of an incident, and any item found relevant by the Board of Zoning Appeals to the health, safety, and welfare of the residents of the Town of Greeneville.

713.6.3 This provision shall not be utilized to create a "blanket exclusion" of potentially hazardous industrial uses from the Town of Greeneville,

Legal Description

Client	Mr. Victor Duggins			
Property Address	125 Erwin Hwy			
City	Greeneville	County	Greene	State TN Zip Code 37745
Appraiser	John A. Bullington			

WARRANTY DEED

THIS INDENTURE made by and between ROY H. BIRD and wife, MONCIE TAYLOR BIRD, of Greene County, Tennessee, parties of the first part, and VICTOR F. DUGGINS and wife, ELIZABETH DUGGIN of Greene County, Tennessee, parties of the second part.

WITNESSETH: That the parties of the first part for and in consideration of the sum of \$1.00 and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the parties of the second part, their heirs and assigns, the following described real estate:

Situate in the 13th Civil District of Greene County, Tennessee, bounded by the properties of the parties hereto, Mays and perhaps others, being more particularly described as follows:

BEGINNING at a stake by a post, corner to properties of the parties hereto; thence with Duggins S. 26 deg. 16 min. W. 48.5 feet to line post; thence continuing with Duggins S. 63 deg. 47 min. E. 130.1 feet to line post; thence with property of Mays N. 26 deg. 13 min. E. 51.8 feet to an iron stake; thence with Bird property N. 88 deg 45 min. W. 130.1 feet to the point of BEGINNING.

The foregoing is a portion of the property acquired by the parties of the first part by two deeds of record in the Register's Office for Greene County, Tennessee, in Deed Book 202 at page 566, and Deed Book 203 page 139.

TO HAVE AND TO HOLD the same unto the parties of ² the second part, their heirs and assigns, with all the rights and interests thereto belonging.

The parties of the first part covenant that they

shall defend and support the title to the real estate that they

Client	Mr. Victor Duggins
Property Address	125 Erwin Hwy
City	Greeneville
Appraiser	John A. Bullington
State	TN
Zip Code	37745
County	Greene

Legal Description

WHEREAS, by deed dated June 25, 1958, R. H. Bird and

wife, Moncie Taylor Bird, conveyed certain property to Victor F. Duggins

and wife, Elizabeth Duggins, the same being located in the 13th Civil District

of Greene County, Tennessee, and found of record in the Register's Office

for Greene County, Tennessee in Deed Book 203, page 222, and

WHEREAS, certain errors were made in the calls and

distances in the description in said deed and it is necessary to correct said

description by the deletion thereof and substitute a new and different one

therefor.

NOW, THEREFORE, in consideration of the premises, I,

ROY H. BIRD, surviving tenant by the entirety and being the owner of said

property, do hereby delete the description in said deed in its entirety and

substitute therefor, the following:

BEGINNING at an iron pin corner to the property of Duggins;

thence with the Duggins line, South 26° 8 min. West 49.10 feet

to an iron pin; thence South 63° 35 min. East 129 feet to an iron

pin; thence North 26° 25 min. East 51.8 feet to an iron pin;

thence North 64° 50 min. West 129.25 feet to the BEGINNING.

And being a portion of the property acquired by the grantor by

deeds of record in the Register's Office for Greene County,

Tennessee in Deed Book 202, page 566, and Deed Book 203,

page 139, to which reference is made.

In all other respects, the said deed remains as originally

executed.

IN WITNESS WHEREOF, I have placed my signature on

Legal Description

Client	Mr. Victor Duggins			
Property Address	125 Erwin Hwy			
City	Greenville	County	Greene	State
Appraiser	John A. Bullington			TN Zip Code 37745

WARRANTY DEED



For and in the consideration of fifteen Hundred (\$1500.00) Dollars cash in hand paid, receipt of which is hereby acknowledged, we Violene Whitaker and Neal H. Whitaker have this day bargained and sold and do hereby transfer, sell, and convey unto Victor Duggins and wife, Elizabeth T. Duggins, a certain lot or parcel of land situate in the 13th Civil District of Greene County, Tennessee adjoining the lands of Justice, Taylor, and remaining lands of the grantors, and perhaps others more particularly described as follows:

Beginning at an iron stake in the north line of the Andrew Johnson Highway, Justice's Corner, thence with the line of Justice and Walter Taylor, North 26 deg. 35 min. East, 294.1 feet to a stake, corner to the remaining lands of the grantors; thence with said lands south 63 deg. 25 min East 221.1 feet to a stake in R.W. Taylor's Line, thence with said line south 26 deg. 08 min. west 294.1 feet to an iron stake in the north line of the Andrew Johnson Highway, thence with the line of said Highway North 65deg. 35 min. west 223.4 feet to the beginning, containing 1.5 acres more or less.

Being a part of the lands conveyed to Mrs. B. A. Whitaker by deed of record in Registrar's Office in Greene County, Tennessee Deed Book 100, page 257 to which deed is reference and is herein made.

TO HAVE AND TO HOLD unto Victor Duggins and wife, Elizabeth T. Duggins, their heirs and assigns in fee-simple forever.

we covenant with the said Victor Duggins and wife Elizabeth T. Duggins, that we are lawfully seized and possessed of said lands in fee-simple, and that we are the sole and surviving heirs of Mrs. B. A. Whitaker deceased and that we have a good and lawful right to convey said lands, that the premises are unincumbered, that we will our heirs, executors, administrators, and assigns forever warrant and defend the title to said property unto the said grantees their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this the 12th day of April 19

Neal H. Whitaker

Violene Whitaker

Legal Description

Client	Mr. Victor Duggins	County	Greene	State	TN	Zip Code	37745
Property Address	125 Erwin Hwy						
City	Greeneville						
Appraiser	John A. Bullington						

COUNTY OF KNOX

Personally appeared before me, Carl Bonham
a Notary Public in and for said State and County, the within
named bargainor, Violene Whitaker, with who I am personally
acquainted, and who acknowledged the execution of the within deed
for the purposes therein, contained.

witness my hand and official seal at office
in Knoxville, Tennessee, this the 20 day of April, 1950.

Carl Bonham
NOTARY PUBLIC

My commission expires July 18, 1954

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Personally appeared before me, Margaret Van Dusen
a Notary Public in and for said State and County, the within
named bargainor, Neal M. Whitaker, with who I am personally
acquainted, and who acknowledged the execution of the within
deed for the purposes therein contained.

Witness my hand and official seal at office
in Temple City this the 12th day of April, 1950.

Margaret Van Dusen
NOTARY PUBLIC

My commission expires June 15, 1951

STATE OF TENNESSEE } REGISTER'S OFFICE
GREENE COUNTY }

This instrument received at 2:22 o'clock P.M., of the 22
day of April, 1950 duly certified and registered in
said office in Deed Book No. 126 page 553
and noted in Book No. 11 page 288

Reed H. Green Register
By _____ Dept. Reg.

Legal Description

Client	Mr. Victor Duggins				
Property Address	125 Erwin Hwy				
City	Greeneville	County	Greene	State	TN
Appraiser	John A. Bullington			Zip Code	37745



WARRANTY DEED

THIS INDENTURE made this the 28th day of April, 1950, between R. W. Taylor and wife, May B. Taylor, of Greene County, Tennessee, of the first part, and Victor F. Duggins and wife, Elizabeth Taylor Duggins, of Greene County, Tennessee, of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar, and other valuable considerations, to us in hand paid, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed and do hereby bargain, sell and convey unto the said parties of the second part the following described premises, to-wit:

Situate in the 13th Civil District of Greene County, Tennessee, adjoining the lands of Taylor, Duggins, State Highway and Whitaker, and perhaps others, and more particularly described as follows:

BEGINNING at an iron stake in the North right-of-way line of the Andrew Johnson Highway, Whitaker's corner; thence with the line of said highway, parallel with and 30 feet from the center thereof, South 63 degrees 35 minutes East 128 feet to a stake; thence with the remaining lands of Taylor, North 26 degrees 25 minutes East 200 feet to a stake; thence North 63 degrees 35 minutes West 129 feet to a stake in Whitaker's line; thence with the line of said Whitaker, South 26 degrees 08 minutes West, 200 feet to the BEGINNING, being a part of the lands conveyed to R. W. Taylor by deed of record in Deed Book 92, page 74, in the Register's Office for Greene County, Tennessee, to which reference is made.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said parties of the second part, their heirs and assigns, forever.

And the said parties of the first part, for themselves and for their heirs, executors and administrators, do

Legal Description

Client	Mr. Victor Duggins	County	Greene	State	TN	Zip Code	37745
Property Address	125 Erwin Hwy						
City	Greeneville						
Appraiser	John A. Bullington						

hereby covenant with said parties of the second part, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed, and have full power, authority and right to convey the same; that said premises are free from all encumbrance and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands the day and year first above written.

R. W. Taylor
May B. Taylor

STATE OF TENNESSEE)
COUNTY OF GREENE)

Personally appeared before me, Paul M. Ford, County Court Clerk in and for said State and County, the within named R. W. Taylor and wife, May B. Taylor, bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Greeneville, Tennessee, this the 1 day of ^{May}~~April~~ 1950.

Paul M. Ford
County Court Clerk

STATE OF TENNESSEE } REGISTER'S OFFICE
GREENE COUNTY }

This instrument received at 8:22 o'clock A. M., of the 1 day of May, 1950 duly certified and registered in said office in Deed Book No. 176 page 592 and noted in Book No. 11 page 290.

Reed H. Bellum Register
By..... Dept. Reg.

Legal Description

Client	Mr. Victor Duggins						
Property Address	125 Erwin Hwy						
City	Greeneville	County	Greene	State	TN	Zip Code	37745
Appraiser	John A. Bullington						

WARRANTY DEED

For and in consideration of One (\$1.00) Dollar, to us cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Victor Duggins and wife, Elizabeth T. Duggins, have this day bargained and sold and do hereby transfer and convey unto J. W. Mauk and wife, Wilma Jean Mauk, their heirs and assigns, the following described property located in the 13th Civil District of Greene County, Tennessee, and more particularly described as follows:

Situate in the 13th Civil District of Greene County, Tennessee and BEGINNING at an iron stake, corner to Justice, Duggins and Mauk (formerly Taylor), N. 26 deg. 35 min. E. 43.1 ft. to a stake; thence S. 63 deg. 35 min. E. 75 ft. to a stake; thence S. 26 deg. 35 min. W. 43.1 ft. to a stake; thence N. 63 deg. 35 min. W. 75 ft. to the Beginning.

The above described property is a portion of the property conveyed to Victor Duggins, et ux, by Violena Whittaker, et al, by deed dated April 12, 1950, which deed is found of record in Deed Book 176 at page 553 in the Register's Office for Greene County, Tennessee.

To have and to hold with the hereditaments and appurtenances thereto appertaining, to the said J. W. Mauk and wife, Wilma Jean Mauk, their heirs and assigns, forever. We covenant with the said grantees that we are lawfully seized and possessed of the above described boundary of real estate; that we have a good and lawful right to sell and convey the same, and that said premises are clear and free from all encumbrances. We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the above described premises, and the title thereto, to the said J. W. Mauk, et ux, Wilma Jean Mauk, their heirs and assigns, against the lawful claims of all persons whomsoever.

Leon B. Osterly
Attorney at Law
Greeneville, Tenn.
the 16th day of September, 1954.

Witness our hands and seals on this

Victor F. Duggins
Elizabeth T. Duggins

Legal Description

Client	Mr. Victor Duggins		
Property Address	125 Erwin Hwy		
City	Greeneville	County	Greene
Appraiser	John A. Bullington	State	TN
		Zip Code	37745

STATE OF TENNESSEE

COUNTY OF GREENE

Personally appeared before me, Mary
Helle Lane, a Notary Public in and for said County and State, the within bar-
gainers, Victor Duggins and wife, Elizabeth T. Duggins, with whom I am personally
acquainted, and who acknowledged the execution of the foregoing instrument for
the purposes therein contained.

Witness my hand and official seal
in Greeneville, Tennessee, on this the 16th day of September of 1954.

Mary Helle Lane
Notary Public

My commission expires: 7/26/1955

STATE OF TENNESSEE
GREENE COUNTY REGISTER'S OFFICE

This instrument received at 9:31 o'clock A. M., of the 7
day of October 1954 duly certified and registered in
said office in Deed Book No. 190 page 154
and noted in Book No. 18 page 229.

F. E. Brown Register

edw E. Desterly
Attorney At Law
Thomas G. Hull
Associate
Greeneville, Tenn.

By _____ Dept. Reg.

Legal Description

Client	Mr. Victor Duggins				
Property Address	125 Erwin Hwy				
City	Greeneville	County	Greene	State	TN
Appraiser	John A. Bullington			Zip Code	37745

Victor Duggins, et. ux.

to

J. W. Knuk, et. ux.

Warranty Deed

RECEIVED
8:31 A.M.
Oct. 7, 1954
FOR RECORD
F.R. Brown, Register
Oct. 7 PAID

STATE OF TENNESSEE,
Greene County vs
W.F. Conway, Assessor of the said County, certify
that this instrument has been made a record of
transfer in my office this 26 day of Oct. 1954.
W.F. Conway, Assessor

STATE OF TENNESSEE
Greene County vs DEPUTY
Paul A. Moore, Clerk of the County Court
of said County, certify that the State Tax \$15 on this deed has been paid
into my office this 7 day of October 1954.

Paul A. Moore
RECORDED FEE 50¢ PAID CLERK

Appraiser's Qualifications

Client	Mr. Victor Duggins		
Property Address	125 Erwin Hwy		
City	Greeneville	County	Greene
Appraiser	John A. Bullington	State	TN
		Zip Code	37745

**APPRAISAL QUALIFICATIONS
Of John A. Bullington**
Tennessee State Certified General Real Estate Appraiser, CG-1024
Virginia State Certified General Real Estate Appraiser, CG-13808
North Carolina State Certified General Real Estate Appraiser, CG-A7004

Formal Education:

Bachelor of Science Degree from Milligan College, Milligan College, Tennessee

Licenses Held:

Real Estate Broker, L.N. AF00247970
 Appraiser License, TN CG-1024; VA CG-13808, NC CG-A7004

Continuing Education:

Tennessee Real Estate Education Systems:

- #600 Appraisal Application
- #500 Income Capitalizations
- #400 Advanced Appraisal Methods
- #300 Advanced Residential Appraisal

- #200 Uniform Standards of Appraisal Practice

- #201 Uniform Standards of Appraisal Practice
- #208 Uniform Standards of Appraisal Practice
- #100 Real Estate Appraisal Fundamentals
- #9227 Real Estate Finance
- #9210 Real Estate Fundamentals and Principles
- Broker Management
- Law Agency
- Basic House Inspection
- Expert Witness Testifying
- Partial Interest Valuation
- Yield Capitalization
- REBACs ABR Designation
- Basic Accrued Depreciation
- Statistics, Modeling, Finance

Georgia Appraisal School, LLC:
 USPAP Update 2014-2015

OREP:
 Appraisal Review and the Law
 Surviving AMC's Get Paid & Protect Yourself
 The Top 5 Questions asked of Appraisers...
 & how they should be answered

American Planning Institute:
 City Property Evaluation
 Condemnation Cases
 American Family Home and Its Value

Auburn University:
 Radon Detection

City of Johnson City:
 Planned Cities Seminar

LGC:
 Manufactured Housing Appraisal
American Planning Association:
 Sensitive Street Design
 Zoning Clinic

McKissock Data Systems:

- Regression Analysis
- Appraising 2-4 Family Residential Properties
- F.H.A. Real Estate Guidelines
- Appraisal of Fast Food
- Appraisal of Self Storage Facilities

C.L.I.:

- Rural Property Appraiser
- Narratives Report Writing
- Appraisal Review Principal and Technique

Appraisal Institute:

- Office Building Valuations
- Appraising Historic and High Value Homes
- Small Hotel and Motel Valuations
- Advanced Income Capitalization
- Appraisal Office Management
- Eminent Domain Condemnation Appraising
- Real Estate Consulting
- Evaluating Commercial Construction

- Real Estate Investment and Development
- Subdivision Valuation
- Complex Litigation Appraisal Case Studies
- Appraisal Curriculum Overview
- Evaluating Green Buildings
- Uniform Mortgage Data Program (UMDP)
- Fundamentals of Separating Real Property
- Personal Property and Intangible Business Assets
- Analyzing Tenant Credit Risk & Commercial Lease Analysis
- General Appraiser Income Approach/ Part 1

TAPA:

- Small Town and Rural Planning and Problem Solving
- Legal Liability and Problem Solving
- Impact of Affordable Housing

National Association of Real Estate Appraisers:
 Market Analysis - Quantitative; Qualitative
 Regression Systems

D&D School of Real Estate Buyer's representative:
 Red Flags, Property Inspection, Environmental
 Considerations, Risk Management

National Association of Independent Fee Appraisers:
 Fraud, FLIP & FBI
 Defending, Documenting & Supporting Appraisal Reports

Appraiser's Qualifications

Client	Mr. Victor Duggins				
Property Address	125 Erwin Hwy				
City	Greeneville	County	Greene	State	TN
Appraiser	John A. Bullington			Zip Code	37745

Page Two

Appraisal Experience:

John A. Bullington Co.

- Broker and appraiser

Professional Realty of Tennessee, Inc.

- Broker and appraiser

Ken Ross Architects, Inc.

- Project development and evaluation

Fee appraising:

- AmSouth Bank, Bank of Tennessee, Citizens Bank, Carter County Bank, SunTrust Bank, Security Pacific Financial, Ford Financial, GreenTree Financial, Washington County Bank, First Tennessee Bank, Norwest Mortgage Relocation Company, Fairfax Mortgage Company, First Bank & Trust Company, Peoples Community Bank, Lee Bank & Trust Company, State of Franklin Savings Bank, City of Johnson City, Tennessee, Urban Redevelopment Alliance, LLC, Venture Products Realty, Regions Bank, Johnson City Power Board, First Community Bank, Vision Quest Mortgage Corporation, BB&T, First Citizens Bank Asheville, N.C., Farmers State Bank, TruPoint Bank, Mountain Commerce Bank, TriSummit Bank, Highlands Union Bank, New Peoples Bank, The Tri-City Community Bank, Washington County, Tennessee

Law Firms:

- Arnold, Haynes and Sanders; Walter Lee Davis Jr. PC; Sherrod and Goldstein; Anderson, Fugate & Givens; McKinnon & Taylor; Fowler & Fowler, PLLC; Stephen L. Fox PLLC Law Office; Santore & Santore; Berlin W. Skeen, Jr.; Lawrence S. Counts; Thomas Cowan; Mark D. Slagle; Herndon, Coleman, Brading, & McKee; Hunter, Smith, & Davis; Wilson, Worley, Moore, Gamble & Stout PC; Rogers, Laughlin, Nunnally, Hood, & Crum P.C.; Rick Bearfield, McInturff & McInturff PLLC.

Consulting:

- Milligan Housing for Handicapped and Elderly; Elizabethton Housing; Mountcastle Corporation; Golf South Corporation; Adams Construction Co.; M & M Properties; Elm Hill Trucking; Mountain Meadows Development Company; East Tennessee Land & Auction; City of Johnson City; individuals

Personal Background:

- Past President of the Johnson City Rotary Club
- Past Rotary District Conference Chairman
- Past Woodstone Condominiums, Board of Admin.
- Past Recipient of the Paul Harris Fellowship Award
- Past Small Miracles, Inc., Facilities Chairman
- Past Founder and Chairman of the E.T.S.U. Classic
- Past Member & Chairman of Johnson City Board of Zoning Appeals
- Past Chairman of Research Task Force of Tourism
- Past Director of the 1991 AAU National Basketball Championship
- Past Chairman, two terms, Johnson City Regional Planning Commission, City of Johnson City
- Past Chairman: Sidewalk and Subdivision Regulations Update
- Past Feature writer of environmental issues
- Past Teacher
- Past Member of St. John's Episcopal Church Vestry & Building Planning Committee
- Past Real Estate Cultural District Task Force
- The Diocese of East Tennessee, Property Management Committee
- Tennessee Golf Association Director - 2002 - 2014 (Emeritus Status)
- Tennessee Real Estate Appraiser Commission 2002-2008; Chairman 2004-2005; Vice-Chair 2003-2004, 2006-2007
- Past Member Children's Advocacy Center Building Committee
- Past Member of State Regulatory Advisory Group of the Appraisal Foundation
- Past Member Board of Administrators for Hunter's Lake Community Association
- Political Action Committee - 2004 - Present
- Member of The Chamber of Commerce serving Johnson City, Jonesborough - Washington County
- General Associate Member of the Appraisal Institute
- East Tennessee State University President's Trust
- Charter Member of TN Appraiser Coalition
- Milligan Housing- Past Chairman - Board Member

Appraiser's Qualifications

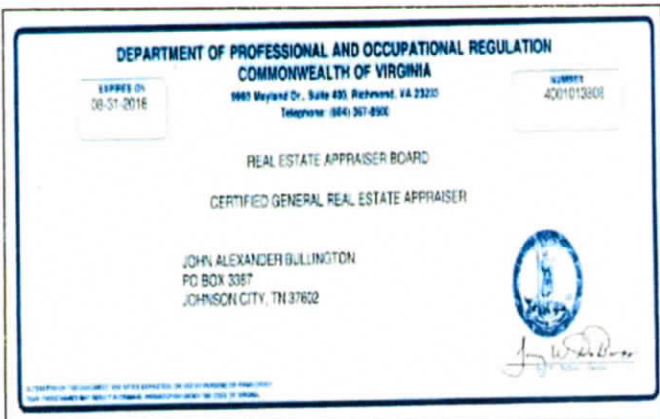
Client	Mr. Victor Duggins		
Property Address	125 Erwin Hwy		
City	Greeneville	County	Greene
Appraiser	John A. Bullington	State	TN
		Zip Code	37745



Tennessee Certified General 00001024
Expiration: February 26, 2018



North Carolina Certified General A7004
Expiration: June 30, 2017



Virginia Certified General 4001013808
Expiration: August 31, 2016