

INVOICE

FROM:

Christina Adams
 Mike Dalton Jr. and Associates
 8191 Wethersfield Drive
 Germantown, TN 38138

Telephone Number: (901) 674-0239 Fax Number: (901) 309-0051

INVOICE NUMBER

PB3571

DATE

08/23/2016

REFERENCE

Internal Order #: PB3571
 Lender Case #: PB3571
 Client File #:
 Main File # on form: PB3571
 Other File # on form:
 Federal Tax ID: 20-1331252
 Employer ID:

TO:

PATRICK BURLESON

Telephone Number: Fax Number:
 Alternate Number: E-Mail: patrickburleson@bellsouth.net

DESCRIPTION

Lender: PATRICK BURLESON Client: PATRICK BURLESON
 Purchaser/Borrower: N/A
 Property Address: 3571 Edgeware Rd W
 City: Memphis
 County: SHELBY State: TN Zip: 38118
 Legal Description: LOT# 83 KENSINGTON GARDENS BK A

FEES

AMOUNT

| | |
|-------------------|--------|
| DESKTOP APPRAISAL | 100.00 |
| PAYPAL FEE | 3.30 |

SUBTOTAL 103.30

PAYMENTS

AMOUNT

| | | | |
|----------|-------|--------------|--|
| Check #: | Date: | Description: | |
| Check #: | Date: | Description: | |
| Check #: | Date: | Description: | |

SUBTOTAL 0.00

TOTAL DUE \$ 103.30

Christina W. Adams

**DESKTOP VALUATION
SUMMARY APPRAISAL REPORT**

File # PB3571
Loan #

IDENTIFICATION & MARKET AREA

Lender/Client Name: PATRICK BURLESON Lender/Client Contact: _____
 Lender/Client Address: _____
 Borrower/Applicant: N/A Current Owner: SECRETARY OF HOUSING AND URBAN DE
 Subject Property Address: 3571 Edgeware Rd W City: Memphis State: TN ZIP: 38118
 Census Tract: 0110.10 Map Ref.: MLS 771B County: SHELBY
 Legal Description: LOT# 83 KENSINGTON GARDENS BK A
 Property Type: SFR PUD Condo Coop Multifamily Other: _____
 Interest Appraised: Fee Simple Leasehold Leased Fee Other (describe) _____

Market Value Trend:
 Increasing Stable
 Declining

Market Area Name: KENSINGTON GARDENS
 Typical Market Price Range: \$ 20,551 to \$ 99,500 Predominant: \$ 60,000
 Typical Market Age Range: 45 yrs. to 61 yrs. Predominant: 57 yrs.

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE # 1 | COMPARABLE SALE # 2 | COMPARABLE SALE # 3 |
|----------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Address | 3571 Edgeware Rd W Memphis, TN 38118 | 3154 Beauchamp Dr Memphis, TN 38118 | 3335 Christine Gardens Rd S Memphis, TN 38118 | 3034 Clarendon Rd Memphis, TN 38118 |
| Proximity to Subject | | 0.71 miles SE | 0.98 miles SE | 0.24 miles S |
| Sales Price | \$ | \$ 79,900 | \$ 68,000 | \$ 83,900 |
| Price/Gross Living Area | \$ /Sq. Ft. | \$ 40.54 /Sq. Ft. | \$ 52.03 /Sq. Ft. | \$ 58.30 /Sq. Ft. |
| Date of Sale | | 04/29/2016 | 04/15/2016 | 02/19/2016 |
| Location | URBAN | URBAN | URBAN | URBAN |
| Site Size | 13633 sf | 43014 sf | 9994 sf | 11435 sf |
| Site View | RESIDENTIAL | RESIDENTIAL | RESIDENTIAL | RESIDENTIAL |
| Design (Style) | 1.0 STY/TRAD | 1.0 STY/TRAD | 1.0 STY/TRAD | 1.0 STY/TRAD |
| Age (yrs.) | 59 | 56 | 39 | 57 |
| Condition | AVG/GOOD | AVERAGE | AVG/GOOD | AVG/GOOD |
| Above Grade | Total Rooms Bedrooms Bath(s) | Total Rooms Bedrooms Bath(s) | Total Rooms Bedrooms Bath(s) | Total Rooms Bedrooms Bath(s) |
| Room Count | 7 4 2.0 | 7 4 2.1 | 5 3 2.0 | 7 3 1.0 |
| Gross Living Area | 1,844 Sq. Ft. | 1,971 Sq. Ft. | 1,307 Sq. Ft. | 1,439 Sq. Ft. |
| Basement | N/A | N/A | N/A | N/A |
| Heating/Cooling | CENTRAL H&A | CENTRAL H&A | CENTRAL H&A | CENTRAL H&A |
| Garage/Carport | 1 ATT CARPOR/2 DET GAR | 1 ATT CARPORT | 2 ATT GARAGE | 2 ATT CARPORT |
| Porch, Patio, Deck, etc. | STOOP/PATIO | STOOP/PATIO | PORCH/PATIO | STOOP |
| Amenities/Upgrades | 1-FIREPLACE | NONE | 1-FIREPLACE | NONE |
| Overall Comparison to Subject Property | | <input type="checkbox"/> Superior <input type="checkbox"/> Similar <input checked="" type="checkbox"/> Inferior | <input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior | <input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior |

RELATIVE COMPARISON ANALYSIS

See attached addenda.

The appraiser has researched the sales and listing history of the subject property for the past three years:

- The subject has not transferred ownership or been listed for sale during this period.
 The subject was sold listed for \$ 54,020 on (date) 02/25/2016 .
 sold listed for \$ 0 on (date) 03/10/2016 .

Comments: THE SUBJECT FORECLOSED ON 02/25/2016 FOR \$54,020, THEN QUIT CLAIMED ON 03/10/2016 AS A NON-SALE TRANSFER.

Opinion of Market Value is \$ 91,000 , as of 08/23/2016 , which is the effective date of this report.

CERTIFICATIONS AND LIMITING CONDITIONS

The undersigned appraiser has performed a desktop valuation of the subject property. No physical inspection of the subject property was performed.

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based upon a qualitative sales comparison analysis for use in a mortgage finance transaction.

INTENDED USE: This appraisal is intended for use only by the client and/or its subsidiaries. The purpose of this appraisal is to help the client analyze the risk associated with making a loan on the subject property.

INTENDED USER(S): The intended user(s) of this appraisal report is the Lender/Client named herein, or its successors and assigns.

HIGHEST AND BEST USE: The Highest and Best Use of the subject property is assumed to be its present use; that is, one-four (1-4) family residential use.

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 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 concession granted by anyone associated with the sale.

Christina W. Adams

CERTIFICATIONS AND LIMITING CONDITIONS

SCOPE OF WORK: The scope of this appraisal consists of identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal. This may be accomplished by reviewing public record data, prior appraisal or other documentation from a disinterested source and which is considered reliable from the appraiser's perspective. Unless otherwise noted in the appraisal, no interior or exterior inspection of the subject property has been made. In developing this appraisal, the appraiser has incorporated only the Sales Comparison approach. The appraiser has excluded the Cost and Income approaches as not being relevant, given the agreed upon Scope of Work. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited service is appropriate given the intended use. The data sources for the comparable sales may include public record data services, multiple listing services, automated valuation models and/or other data sources that become available. The confirmation of comparable sale data, i.e. closed sale documentation and property characteristics, is via public data sources only. The appraiser has not viewed the sales in the field. The data is collected, verified and analyzed, in accordance with the scope of work identified and the intended use of the appraisal. The appraiser acknowledges that an estimate of a reasonable time for the exposure in the open market is a condition in the definition of market value. The subject's marketing time is assumed to be typical for the subject's market area unless otherwise stated.

In the absence of an inspection, the appraiser has made some basic assumptions, including the following:

1. The subject property is assumed to be in average overall condition and generally conforms to the neighborhood in terms of style, condition and construction materials.
2. There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.
3. There are no significant discrepancies between the public record information or other data sources and the existing site or improvements.

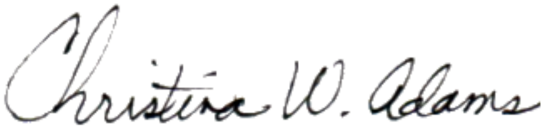
ANALYSIS OF ANY CURRENT AGREEMENT OF SALE, PRIOR SALE WITHIN THREE YEARS AND RECONCILIATION: Unless otherwise noted, the appraiser has no knowledge of any current agreement of sale nor any current or past listing agreement. Prior sales of the subject property within three years of the effective date of this appraisal have been researched and reported, if available from public record sources. The appraiser has reconciled the quality and quantity of data available into an Opinion of Market Value, in accordance with the intended use and scope of work.

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS: The Appraiser's Certification that appears in this report is subject to the following conditions:

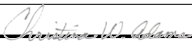
1. The appraiser will not be responsible for matters of a legal nature that affect the subject property.
2. The appraiser assumes the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
3. The appraiser will not give testimony or appear in court because he or she performed this appraisal unless specific arrangements to do so have been made beforehand.
4. Except as noted herein, the appraiser has not made an exterior or interior inspection of the subject property. The appraiser assumes that there are no adverse conditions associated with the improvements or the subject site. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or apparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity that would make property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser assumes that the improvements are in average condition. 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 may not be considered an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and has no reason to believe them to be other than true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the content of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

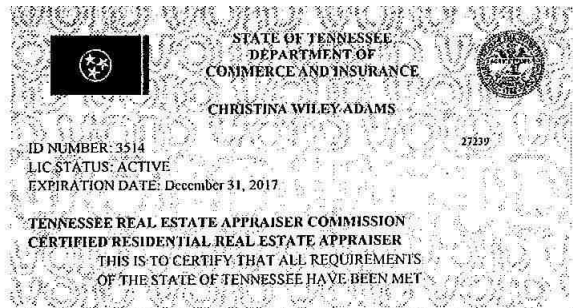
APPRAISER'S CERTIFICATION: The appraiser certifies, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. 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.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon the development or reporting of predetermined results.
6. 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

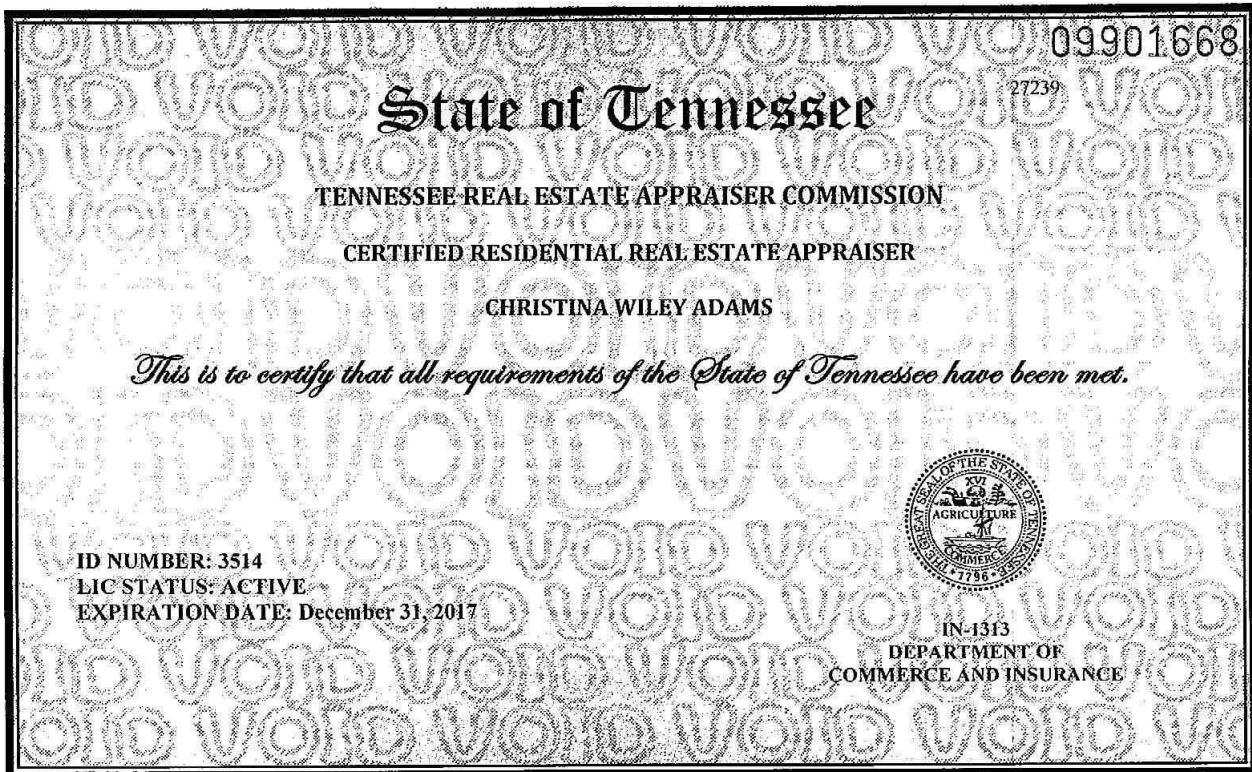
| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>ADDRESS OF PROPERTY APPRAISED: 3571 Edgeware Rd W Memphis, TN 38118</p> <p>OPINION OF VALUE OF THE SUBJECT PROPERTY: \$ 91,000</p> <p>EFFECTIVE DATE OF APPRAISAL: 08/23/2016</p> | <p>LENDER/CLIENT: Contact: _____ Company Name: <u>PATRICK BURLESON</u> Company Address: _____</p> |
| <p>APPRAISER: Signature: </p> <p>Name: <u>Christina Adams</u> Company Name: <u>Mike Dalton Jr. Real Estate</u> Company Address: <u>8191 WETHERSFIELD DRIVE</u> <u>GERMANTOWN, TN 38138</u></p> <p>Date of Report/Signature: <u>08/23/2016</u> License or Certification #: <u>3514</u> Designation: _____ ST: <u>TN</u> Expiration Date of Certification or License: <u>12/31/2017</u></p> | <p>SUPERVISORY or CO-APPRAISER (if applicable): Signature: _____</p> <p>Name: _____ Company Name: _____ Company Address: _____</p> <p>Date of Report/Signature: _____ License or Certification #: _____ Designation: _____ ST: _____ Expiration Date of Certification or License: <u>Christina W. Adams</u></p> |

| SALES COMPARISON APPROACH | | | | | | | | | | | | |
|-----------------------------------------------|-----------------------------------------|----------|---------|---------------------------------------|---------------------------------------------|-----------------------------------|---------------------------------------|---------------------------------------------|-----------------------------------|-----------------------------------|----------------------------------|-----------------------------------|
| FEATURE | SUBJECT | | | COMPARABLE SALE # 4 | | | COMPARABLE SALE # 5 | | | COMPARABLE SALE # 6 | | |
| Address | 3571 Edgeware Rd W Memphis, TN 38118 | | | 3730 Brompton Rd Memphis, TN 38118 | | | 3942 Brompton Rd Memphis, TN 38118 | | | | | |
| Proximity to Subject | | | | 0.35 miles S | | | 0.75 miles S | | | | | |
| Sales Price | \$ | | | \$ 79,900 | | | \$ 65,700 | | | \$ | | |
| Price/Gross Living Area | \$ /Sq. Ft. | | | \$ 66.36 /Sq. Ft. | | | \$ 62.51 /Sq. Ft. | | | \$ /Sq. Ft. | | |
| Date of Sale | | | | 08/25/2015 | | | 07/14/2016 | | | | | |
| Location | URBAN | | | URBAN | | | URBAN | | | | | |
| Site Size | 13633 sf | | | 10150 sf | | | 13655 sf | | | | | |
| Site View | RESIDENTIAL | | | RESIDENTIAL | | | RESIDENTIAL | | | | | |
| Design (Style) | 1.0 STY/TRAD | | | 1.0 STY/TRAD | | | 1.0 STY/TRAD | | | | | |
| Age (yrs.) | 59 | | | 57 | | | 56 | | | | | |
| Condition | AVG/GOOD | | | AVG/GOOD | | | AVG/GOOD | | | | | |
| Above Grade | | | | | | | | | | | | |
| Room Count | Total Rooms | Bedrooms | Bath(s) | Total Rooms | Bedrooms | Bath(s) | Total Rooms | Bedrooms | Bath(s) | Total Rooms | Bedrooms | Bath(s) |
| | 7 | 4 | 2.0 | 6 | 3 | 1.1 | 5 | 3 | 1.1 | | | |
| Gross Living Area | 1,844 Sq. Ft. | | | 1,204 Sq. Ft. | | | 1,051 Sq. Ft. | | | Sq. Ft. | | |
| Basement | N/A | | | N/A | | | N/A | | | | | |
| Heating/Cooling | CENTRAL H&A | | | CENTRAL H&A | | | CENTRAL H&A | | | | | |
| Garage/Carport | 1 ATT CARPOR/2 DET GAR | | | 1 ATT CARPORT | | | 1 ATT CARPOR/2 DET GAR | | | | | |
| Porch, Patio, Deck, etc. | STOOP/PATIO | | | STOOP | | | PORCH | | | | | |
| Amenities/Upgrades | 1-FIREPLACE | | | NONE | | | NONE | | | | | |
| Overall Comparison to Subject Property | | | | <input type="checkbox"/> Superior | <input checked="" type="checkbox"/> Similar | <input type="checkbox"/> Inferior | <input type="checkbox"/> Superior | <input checked="" type="checkbox"/> Similar | <input type="checkbox"/> Inferior | <input type="checkbox"/> Superior | <input type="checkbox"/> Similar | <input type="checkbox"/> Inferior |
| Comments: | | | | | | | | | | | | |





Attn:MIKE F DALTON JR & ASSOC.
CHRISTINA WILEY ADAMS
8191 WEATHERSFIELD DRIVE
GERMANTOWN, TN 38138



Christina W. Adams

Supplemental Addendum

File No. PB3571

| | | | | | |
|------------------|--------------------|--------|--------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | 3571 Edgeware Rd W | | | | |
| City | Memphis | County | SHELBY | State | TN Zip Code 38118 |
| Lender/Client | PATRICK BURLESON | | | | |

• Desktop Valuation Appraisal Summary Report : Sales Comparison Comments

THE SUBJECT IS PROPOSED REHAB/REPAIR. THE SUBJECT HAS NOT BEEN PHYSICALLY INSPECTED. AN EXTRAORDINARY ASSUMPTION IS MADE THAT THE SUBJECT IS IN AVERAGE TO GOOD CONDITION OR WILL BE AFTER ANY NECESSARY REPAIRS/REHAB. ALL 5 COMPS ARE FROM WITHIN THE SUBJECT'S MARKET AREA AND SOLD WITHIN THE PAST YEAR, THEY ARE CONSIDERED TO BE SIMILAR IN LOCATION, AGE, AND DESIGN/STYLE. COMPS 1&2 WERE THE MOST RECENT COMPARABLE SALES AVAILABLE. THERE HAVE BEEN VERY LIMITED MLS SOLD COMPARABLE SALES. MANY SALES WERE ANALYZED FOR THIS APPRAISAL REPORT AND THE SELECTED COMPS WERE CONSIDERED THE BEST AVAILABLE AT THIS TIME.

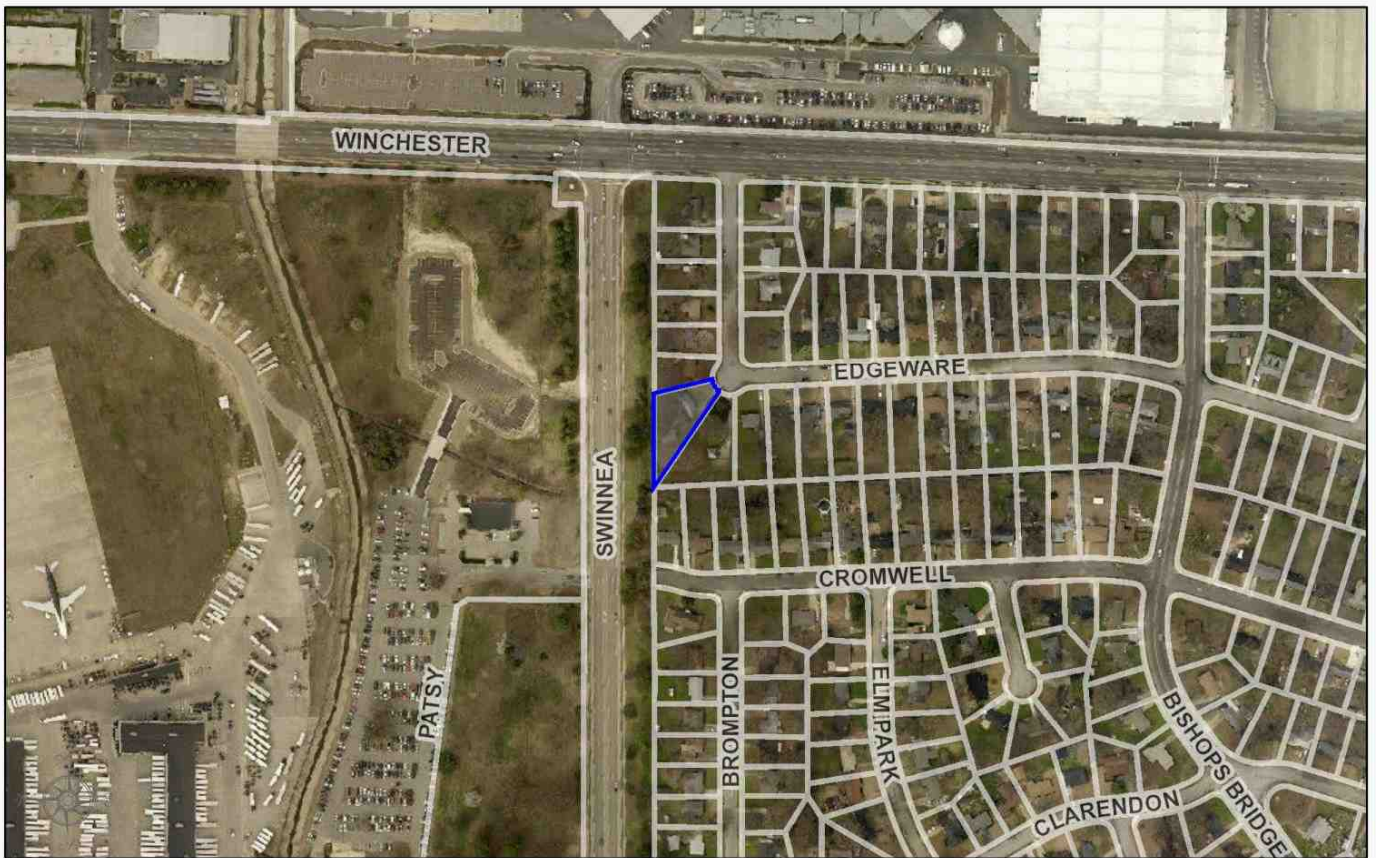
THE SUBJECTS OPINION OF VALUE EXCEEDS THE PREDOMINANT PRICE FOR THE MARKET DUE TO THE LARGE NUMBER OF FORECLOSURE/BANK SALES.

THE PHYSICAL DATA WAS TAKEN FROM THE ASSESSOR (MAARDATA.ORG) AN EXTRAORDINARY ASSUMPTION IS MADE THAT ALL DATA IS ACCURATE.

Christina W. Adams

Aerial Map

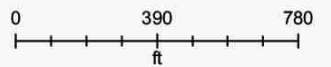
My Map



TOM LEATHERWOOD, REGISTER OF DEEDS
SHELBY COUNTY, TENNESSEE

DISCLAIMER: PROPERTY TAX MAPS AND PARCEL BOUNDARIES DO NOT REFLECT ACCURATE SURVEY INFORMATION OR EXACT LEGAL OWNERSHIP BOUNDARIES, AND ARE ONLY PROVIDED FOR GENERAL INFORMATION PURPOSES. THEREFORE, THEY SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY FOR ANY PURPOSE.

MAP DATE: August 23, 2016



Christina W. Adams

Location Map

| | | | | |
|------------------|--------------------|--------|--------|------------------------------|
| Borrower | N/A | | | |
| Property Address | 3571 Edgeware Rd W | | | |
| City | Memphis | County | SHELBY | State TN Zip Code 38118 |
| Lender/Client | PATRICK BURLESON | | | |



Christina W. Adams