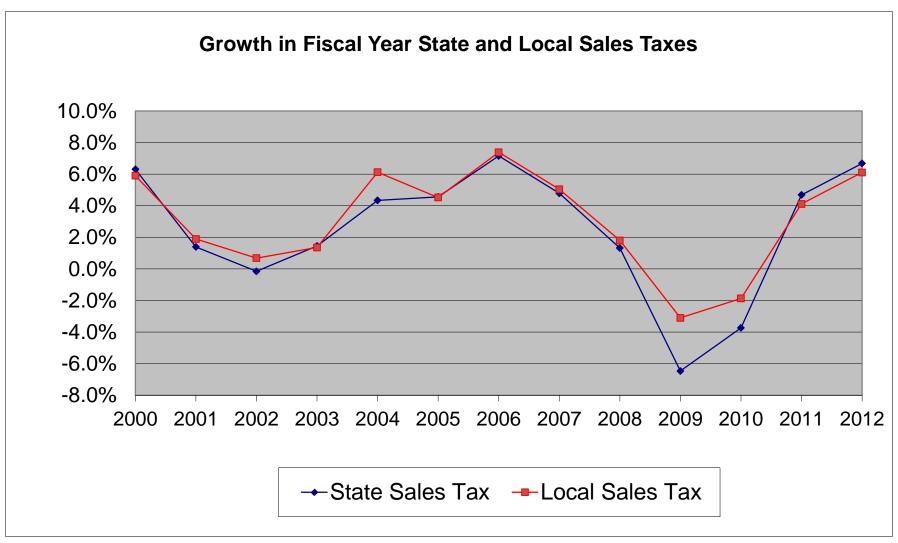


Economic Update

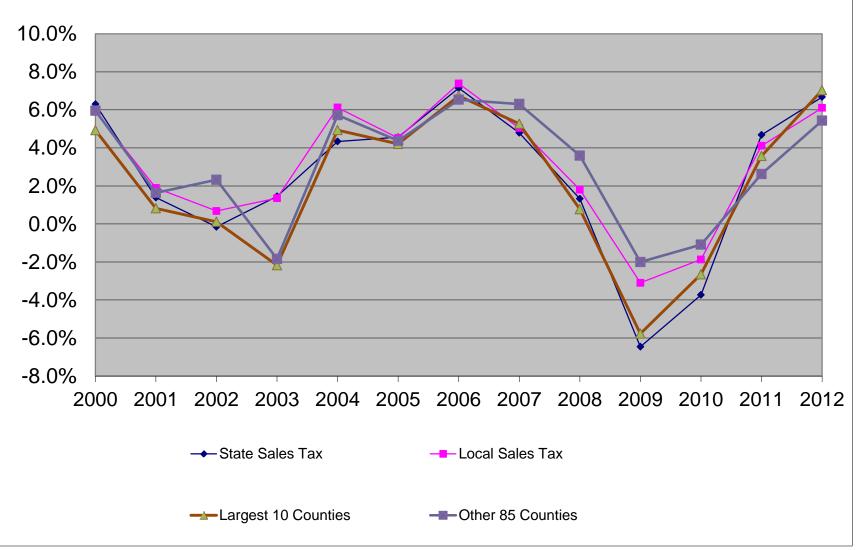
Stanley Chervin, PhD Senior Research Consultant

November 28, 2012

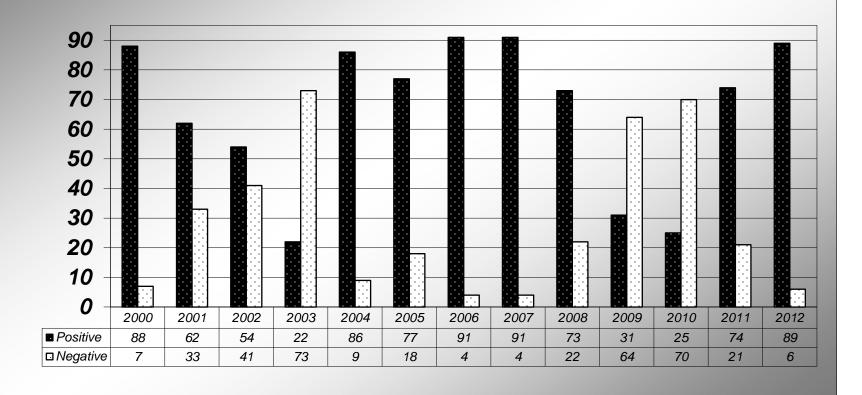


Source: Tennessee Dept. of Revenue

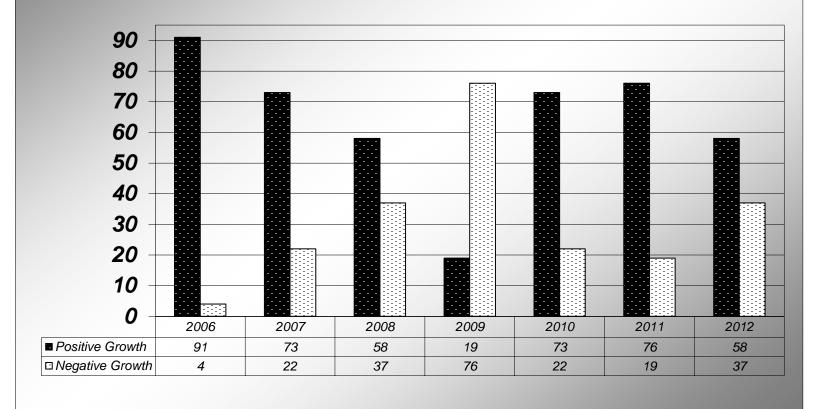






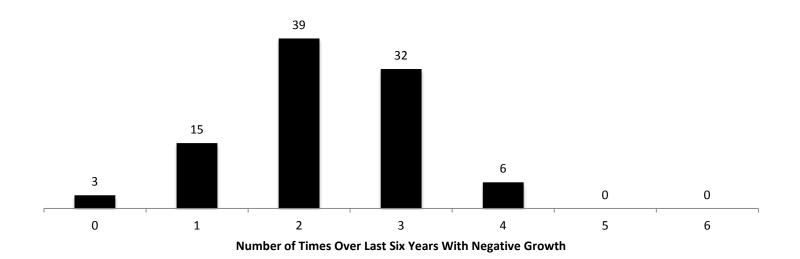


Number of Counties with Positive or Negative Local Option Sales Tax Growth for July-October Period, over Previous Year



Source: Tennessee Dept. of Revenue

Number of Counties and Frequency of Negative Local Sales Tax Growth for July-October Period over last Six Years



Source: Tennessee Dept. of Revenue

2012<2006	2012<2007
2.BEDFORD	4.BLEDSOE
4.BLEDSOE	5.BLOUNT
5.BLOUNT	7.CAMPBELL
9.CARROLL	11.CHEATHAM
11.CHEATHAM	12.CHESTER
12.CHESTER	14.CLAY
14.CLAY	18.CUMBERLAND
18.CUMBERLAND	25.FENTRESS
20.DECATUR	29.GRAINGER
30.GREENE	30.GREENE
31.GRUNDY	31.GRUNDY
38.HAYWOOD	35.HARDEMAN
44.JACKSON	38.HAYWOOD
58.MARION	44.JACKSON
62.MONROE	46.JOHNSON
66.OBION	47.KNOX
76.SCOTT	54.MCMINN
79.SHELBY	55.MCNAIRY
88.VAN BUREN	58.MARION
89.WARREN	59.MARSHALL
91.WAYNE	62.MONROE
92.WEAKLEY	65.MORGAN
	66.OBION
	69.PICKETT
	76.SCOTT
	79.SHELBY
	88.VAN BUREN
	89.WARREN
	91.WAYNE
	93.WHITE

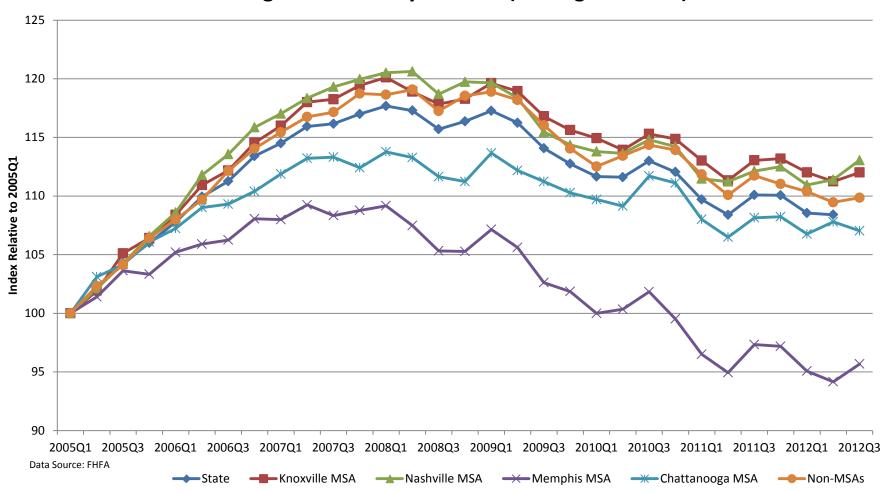
County Local Sales Tax Rate As Of November 1, 2012

Rate	Number	
2.75%	46	
2.50%	12	
2.25% or Less	37	
% with rate of 2.5% or Higher	61.1%	

% of County Tax Base

County	Already Taxed at 2.75%	Cities With 2.75% Tax Rate
Giles	72.0%	Pulaski
Morgan	70.0%	Oliver Springs, Wartburg, Sunbright
Sullivan	67.0%	Kingsport
Cheatham	65.0%	Ashland City, Kingston Springs, Pegram
Tipton	55.0%	Covington
Stewart	43.0%	Dover
Blount	42.0%	Alcoa
Monroe	39.0%	Sweetwater
Roane	34.0%	Oak Ridge, Oliver Springs
Polk	27.0%	Benton
Loudon	24.0%	Loudon City
Robertson	24.0%	Whitehouse
Shelby County	21.0%	Arlington, Bartlett, Collierville, Germantown, Lakeland, and Millington

Housing Price Index By Quarter (Through 2012Q3)



TACIR