

PELLISSIPPI STATE COMMUNITY COLLEGE  
MASTER SYLLABUS

**PROPERTY LAW  
LAW 2030**

**Class Hours: 3.0**

**Credit Hours: 3.0**

**Laboratory Hours: 0.0**

**Date Revised: Fall 2014**

**Catalog Course Description:**

A study of real estate transactions and conveyances, including deeds, contracts, leases, deeds of trust and zoning. Drafting and recording of real estate documents and search of public documents. An introduction to property law, personal property issues and bailment.

**Entry Level Standards:**

College-level competencies in logic, reading, and English are required.

**Prerequisites:**

LAW 1000

**Co-requisites:**

None

**Textbook(s) and Other Course Materials:**

Hinkel, Daniel F., *Essentials of Practical Real Estate Law*, 5th Edition (Delmar, 2012). ISBN: 978-1-111-13693-2

**I. Week/Unit/Topic Basis:**

<b>Week</b>	<b>Topic</b>
1	Chapter 1 – Introduction to the law of real property (1.0 hour); ownership and methods of acquiring ownership to real property (1.0 hour); ethics and the role of the paralegal in real estate legal practice (1.0 hour)
2	Chapter 2 – Concurrent ownership: joint tenancy with right of survivorship (.5 hour); tenancy in common (.5 hour); tenancy by the entirety (.5 hour); Tennessee statutes (.5 hour); Other legal entities: corporation, partnerships, limited liability company (1.0 hour)
3	Chapter 3 – Surveys and land descriptions (1.5 hours); practical tips for reviewing a survey (1.5 hours)
4	Chapter 4 – Encumbrances, easements, and licenses: zoning (.5 hour); environmental protection laws (.5 hour); eminent domain (.5 hour); judgment liens and mechanics and materialmen's liens (.5 hour); easements (.5 hour); licenses (.5 hour)
5	Chapter 5 – Purchasing real property: real estate contract (1.0 hour); real estate closing (1.0 hour); tasks paralegals perform in real estate environment (1.0 hour)
6	Chapter 6 – Deeds: warranty (.5 hour); requirements for transfer (.5 hour); deed

- preparation (1.5 hours); reformation, correction and cancellation of deeds (.5 hour)
- 7 Chapter 6 – Deeds: Practical assignments (3.0 hours)
- 8 Chapter 7 - Legal Aspects of Real Estate Finance: deeds of trust (1.0 hour); security deed (.5 hour); promissory note (.5 hour); Foreclosure: debtor’s remedies and defenses (.5 hour); bankruptcy (.5 hour)
- 9 Chapter 8 - Title Examinations: recording statutes (1.0 hour); what to search and how to search (2.0 hours)
- 10 Title Examinations - Field trip to Register of Deeds (3.0 hours)
- 11 Chapter 9 – owner’s policy (1.0 hour); exclusions (1.0 hour); claims procedures (1.0 hour)
- 12 Chapter 10 - Real Estate Closings: real estate contract (.5 hour); ordering survey, termite inspection, hazard and fire insurance (.5 hour); Amount of loan: interest rate, terms of loan, repayment terms, security (1.0 hour); loan expenses (.5 hour); disbursal, recordation, transmittal of documents (.5 hour)
- 13 Chapter 11 – Real Estate Closing Forms: affidavits (.5 hour); sale and transfer documents (1.0 hour); residential closing (.5 hour); practical assignment (1.0 hour)
- 14 Chapter 12 - Condominiums and Cooperatives: (1.5 hours);  
Chapter 13 – Leases: kinds of leases (1.0 hour); rights and obligations of lessee (1.0 hour); rights and obligations of lessor (1.0 hour)
- 15 Final Examination

## II. Course Goals\*:

The course will:

- A. A. Expand student’s knowledge of legal vocabulary. (II, III, IV)
- B. B. Build on students’ effective use of professional ethics with practice elements of the work ethic such as professionalism, preparedness, punctuality, honesty, cooperation, dependability, contribution, effectiveness, and good manners. ( I, II)
- C. C. Enhance development of critical thinking, problem solving, goal setting, and planning skills through the performance of course assignments such as drafting exercises, case analysis, team case studies, experiential exercises, and oral presentations. (II, III, IV, V)
- D. D. Expand student understanding of property law and property information research including title research. (II, III, V)
- E. E. Develop students awareness of the ethics used in preparing legal real estate documents. (I)
- F. F. Provide students with hands-on experience in drafting Quit Claim Deeds. (I, II, III, IV, V).

\*Roman numerals after course objectives reference goals of the Paralegal Studies program.

### III. Expected Student Learning Outcomes\*:

Students will be able to:

1. Recognize and demonstrate acts that constitute professional behavior. (B)
2. Identify and articulate acts that constitute unethical behavior. (B)
3. Understand the legal concept of property ownership (A, D)
4. Distinguish between real and personal property (A,D)
5. Identify the estates of ownership for real property (A,D)
6. Understand and be able to explain the legal concept of adverse possession(A,C,D)
7. Distinguish and explain the four types of concurrent ownership (C)
8. Understand the public restrictions on the use of real property such as zoning, building codes, eminent domain, and subdivision restrictions(A,C,D)
9. Identify the various easements and their methods of creation and termination (A,C,D)
10. Explain the requirements of a valid real estate contract (A D, E)
11. Identify and understand the types of deeds used in real estate practice (D)
12. Recognize the importance of title examinations (B,C,D)
13. Identify and analyze the different forms of real estate financing, and the default and foreclosure process (A,C,D,E)
14. Continue developing a legal vocabulary (A).
15. Draft a Quit Claim Deed. (A,B,C,D,E)

\* Capital letters after Expected Student Learning Outcomes reference the course goals listed above.

### IV. Evaluation:

#### A. Testing Procedures:

Students are evaluated primarily on the basis of tests.

#### B. Laboratory Expectations:

None

#### C. Field Work:

Students will complete several out-of-class skills projects. These may include:

- Drafting quitclaim deed
- Drafting other documents used in real estate
- Drafting closing documents

- Field trip to Knox County Register of Deeds

D. Other Evaluation Methods:

Class participation, group work, and homework will also comprise the final grade for the course. The instructor will provide full details the first week of class via a syllabus supplement.

E. Grading Scale:

A	93-100
B+	88-92
B	83-87
C+	78-82
C	73-77
D	65-72
F	64 and below

**V. Policies:**

A. Attendance Policy:

Pellissippi State expects students to attend all scheduled instructional activities. As a minimum, students in all courses (excluding distance learning courses) must be present for at least 75 percent of their scheduled class and laboratory meetings in order to receive credit for the course. Individual departments/programs/disciplines, with the approval of the vice president of Academic Affairs, may have requirements that are more stringent. In very specific circumstances, an appeal of the policy may be addressed to the head of the department in which the course was taken. If further action is warranted, the appeal may be addressed to the vice president of Academic Affairs.

B. Academic Dishonesty:

Academic misconduct committed either directly or indirectly by an individual or group is subject to disciplinary action. Prohibited activities include but are not limited to the following practices:

- Cheating, including but not limited to unauthorized assistance from material, people, or devices when taking a test, quiz, or examination; writing papers or reports; solving problems; or completing academic assignments.
- Plagiarism, including but not limited to paraphrasing, summarizing, or directly quoting published or unpublished work of another person, including online or computerized services, without proper documentation of the original source.
- Purchasing or otherwise obtaining prewritten essays, research papers, or materials prepared by another person or agency that sells term papers or other academic materials to be presented as one's own work.
- Taking an exam for another student.
- Providing others with information and/or answers regarding exams, quizzes, homework or other classroom assignments unless explicitly authorized by the instructor.
- Any of the above occurring within the Web or distance learning environment.

Please see the Pellissippi State Policies and Procedures Manual, Policy 04:02:00 Academic/Classroom Conduct and Disciplinary Sanctions for the complete policy.

C. Accommodations for disabilities:

Students that need accommodations because of a disability, have emergency medical information to share, or need special arrangements in case the building must be evacuated should inform the instructor immediately, privately after class or in her or his office. Students must present a current accommodation plan from a staff member in Disability Services (DS) in order to receive accommodations in this course. Disability Services may be contacted by sending email to [disabilityservices@pstcc.edu](mailto:disabilityservices@pstcc.edu), or by visiting Alexander 130. More information is available at <http://www.pstcc.edu/sswd/>.

D. Other Policies:

**Computer Usage Guidelines:** College-owned or –operated computing resources are provided for use by students of Pellissippi State. All students are responsible for the usage of Pellissippi State's computing resources in an effective, efficient, ethical and lawful manner. (*Pellissippi State Online Catalog*)