

After recording, return to: J. Randall Frost
P. O. Box 3280
Gainesville, GA 30503

STATE OF GEORGIA

COUNTY OF HALL

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 20th day of January, 2005, between **CHRISTOPHER J. MORROW, JANE M. COWART, STEVE D. MORROW and KAY M. LEE** (hereinafter collectively referred to as "Grantor") and **LIGHTS FERRY, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

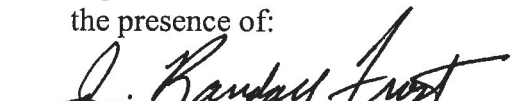
GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land lying and being in Land Lot 111 of the 8th District of Hall County, Georgia (hereinafter referred to as the "Land") as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

TO HAVE AND TO HOLD the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE, subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which Exhibit is incorporated herein..

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:


Unofficial Witness

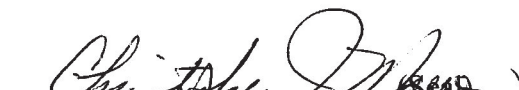

CHRISTOPHER J. MORROW

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 111, 8th District, Hall County, Georgia, being 6.376 acres as shown on a survey for Brett Barwick, dated September 15, 2004, prepared by Farley-Collins-Whidden Assoc., Georgia Registered Land Surveyors, and being more particularly described as follows:

Beginning at an iron pin set located on the eastern right of way of Lights Ferry Road (a/k/a Iron Bridge Road) (80' right of way) and the southern right of way of Holiday McEver Road, said iron pin located South 70°03'04" East 84.56 feet from the centerline intersection of Holiday McEver Road and Lights Ferry Road; running thence from said iron pin set North 73°41'44" East 531.76 feet to an iron pin set; thence South 25°44'45" East 220.44 feet to an axle found; thence along a fence South 28°24'00" East 299.52 feet to an iron pin found; thence along a barbed wire fence South 58°47'15" West 183.86 feet to an axle found; thence continuing along said barbed wire fence South 58°59'33" West 277.87 feet to a point on the eastern right of way of Lights Ferry Road; thence along the eastern right of way of Lights Ferry Road North 29°38'22" West 331.28 feet to a point; thence continuing along said right of way a curve having a radius of 1528.23 feet, an arc distance of 324.87 feet, a chord bearing of North 35°43'46" West and a chord distance of 324.26 feet to the beginning point.

EXHIBIT "B"

PERMITTED EXCEPTIONS

- (1) Current year's taxes;
- (2) Right-of Way Easement from Jewell T. Morrow to Hall County, Georgia recorded August 9, 1941 in Deed Book 89, Page 48, Hall County, Georgia Deed Records;
- (3) Right-of-Way Deed from James D. Morrow to Southern Bell Telephone & Telegraph, dated January 6, 1993, recorded in Deed Book 1919, Page 42, aforesaid records.