

After Recording Return To:
FIVE
BUCKLEY KING, L.P.A.
2160 Morningside Drive, Suite 200
Buford, GA 30618

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE 6401
AND RECORDED IN BOOK
PAGE(S) 181-182 THIS 22
DAY OF Aug 20 2008 AT 12:06 PM
DWIGHT S. WOOD, CLERK BY 86

File No.: BUF08-0111

022205

For Official Use By Clerk's Office Only

STATE OF GEORGIA)
COUNTY OF HALL)

WARRANTY DEED

THIS INDENTURE, made this 20th day of August, 2008, between

M & M Business Ventures, Inc., a Georgia corporation

of the State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and

Busker Enterprises, LLC, a Georgia limited liability company

of the State of GEORGIA, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

M & M Business Ventures, Inc., a Georgia corporation

Unofficial Witness

BY: 
C. Sam McGee
President

Notary Public
Commission Expires:



ATTEST:

Deborah J. McGee
Secretary

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 750.00
Date 8-22-08
DWIGHT S. WOOD
Clerk Superior Court
By 86
04 2008 005 093

EXHIBIT "A"

Legal Description

File Number: BUF08-0111

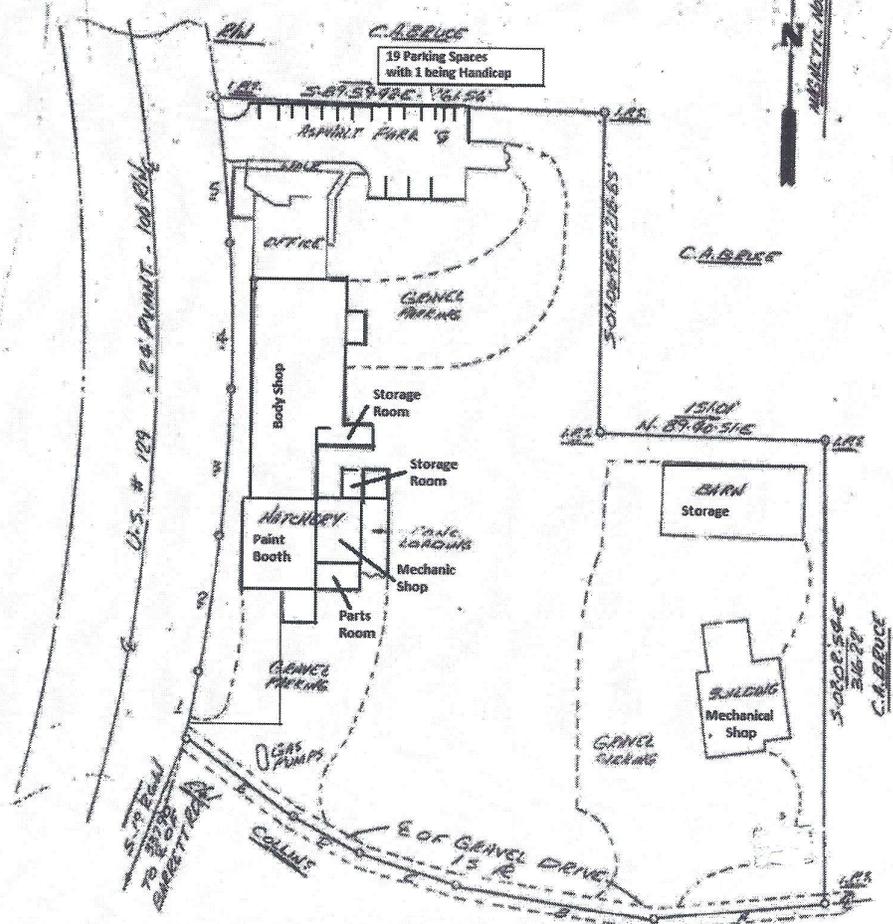
All that tract or parcel of land lying and being in the Tadmore District, GMD 268, Hall County, Georgia, being all that property shown on a survey for "Mar-Jac Farms, Inc." dated July 3, 1996, prepared by Patton-Patton, Inc., Georgia Registered Land Surveyors, being shown to contain 4.17 acres according to said survey and being more fully described as follows:

BEGINNING at an iron pin located on the eastern right of way of U.S. Highway #129, (a/k/a Athens Highway) having a 100 foot right of way, said iron pin being located North 28 degrees 12 minutes 45 seconds East 305.05 feet from the centerline intersection of U.S. Highway #129 and Barrett Road; thence from said beginning iron pin running along the eastern right of way of U.S. Highway #129 the following courses and distances: North 09 degrees 15 minutes 09 seconds East 45.44 feet; North 06 degrees 43 minutes 50 seconds East 94.03 feet; North 02 degrees 14 minutes 39 seconds East 101.27 feet; North 02 degrees 34 minutes 19 seconds West 99.60 feet; North 07 degrees 21 minutes 30 seconds West 101.20 feet to a crimped top pin found; thence leaving said right of way and running South 89 degrees 59 minutes 42 seconds East 261.56 feet to crimped top pin found; thence running South 01 degree 06 minutes 45 seconds East 218.85 feet to a crimped top pin found; thence running North 89 degrees 40 minutes 51 seconds East 151.01 feet to a rebar pin found; thence running South 02 degrees 03 minutes 33 seconds East 316.16 feet to a crimped top pin found being located in the centerline of a gravel drive; thence running along the centerline of the gravel drive the following courses and distances: South 82 degrees 08 minutes 26 seconds West 116.32 feet; North 82 degrees 06 minutes 31 seconds West 136.97 feet; North 74 degrees 18 minutes 48 seconds West 69.45 feet; North 62 degrees 32 minutes 56 seconds West 51.84 feet; North 54 degrees 41 minutes 01 seconds West 84.90 feet to the beginning iron pin.

This being the same property described in a Warranty Deed from Hillside Hatchery, Inc. to Hall Hatchery, dated July 20, 1984, recorded in Deed Book 847, pages 333-334, Hall County, Georgia Deed Records.



THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.



PLAT OF U.S. 129
 1. N. 07.50° E. 45.88'
 2. N. 06.43° 50' E. 74.03'
 3. N. 02.14° 38' E. 101.27'
 4. N. 02.34° 19' W. 99.60'
 5. N. 07.21° 32' W. 111.20'

E. OF GENVEL DRIVE
 THOMAS
 A. S. R2 110° 0' W. 116.20'
 B. N. 83° 06' 31" W. 136.37'
 C. N. 74° 18' 48" W. 67.45'
 D. N. 62° 32' 36" W. 51.84'
 E. N. 59° 41' 01" W. 64.90'

RECORDING PERMIT

By *John A. Cox*
For: HALL COUNTY PLANNING COMMISSION



AREA: 4.17 ACRES
 SCALE: 1" = 60'

PLAT FOR
 HILLSIDE HATCHERY INC.
 TADMORE G.M.D. 268

John Cox

DATE: 7-29-84

HALL COUNTY, GEORGIA

Recorded July 18, 1984 H. Dudley Watson, Clerk