

TRUSTEE DEED

GEORGIA, HALL COUNTY

Know all men by these presents that this indenture made this 23rd day of May, 1988, by and between HARMON T. SMITH, JR., as TRUSTEE IN BANKRUPTCY OF THE ESTATE OF JAMES M. REIDER and IDA V. REIDER, Case No. 85-20374, Debtors, of the County of Hall, and State of Georgia, party of the first part, and J. WAYNE HILL and RUTH C. HILL, parties of the second part.

WITNESSETH:

THAT WHEREAS, a Voluntary Petition in Bankruptcy was filed in the District Court of the United States for Northern District of Georgia, Gainesville Division, in the United States Bankruptcy Court, the same being Case No. 85-20374, by the above named Debtors, and

WHEREAS, HARMON T. SMITH, JR. was thereafter duly appointed Trustee of the Estate of said Debtors, and thereafter duly qualified and has continued to act and is now acting as such Trustee; and

WHEREAS, the undersigned received a public bid of FOUR HUNDRED THOUSAND and no/100 (\$400,000.00) DOLLARS for the property hereinafter described, which bid provided for said purchase price to be paid in cash at closing, and as appears in the order confirming the sale entered by the aforesaid court on May 2, 1988, attached as Exhibit "A.

NOW THEREFORE, I, HARMON T. SMITH, JR., as Trustee in Bankruptcy of the Estate of James M. Reider and Ida V. Reider, Debtors; by virtue of the power and authority vested as aforesaid, and in consideration of the purchase price in cash to me in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto parties of the second part, their heirs, successors and assigns, all the right, title, equity and interest that the Debtors have, free and clear of all liens, with liens, if any, to

attach to the proceeds of the sale as provided in the court's
order in and to the following described property, to-wit:

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All that tract or parcel of land lying and being in Land Lots 87, 88, 105 and 106 of the 12th Land District of Hall County, Georgia, being more particularly described according to a survey prepared by Farley-Collins & Associates, dated April 29, 1988, and revised on May 12, 1988, entitled "Property of J. Wayne Hill - Ruth C. Hill", prepared by Farley-Collins Associates, Georgia Registered Land Surveyors, which plat of survey is recorded in Plat Book 129, page 124-125, of the Hall County plat records to which reference is made for a more complete description. According to said plat of survey, property is more particularly described as containing 114.918 acres, as follows:

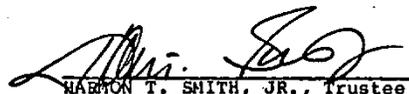
BEGINNING at an iron pin found on the northeasterly right of way of Georgia Highway 283 (Holly Springs Road), said iron pin being situated at the southwest corner of a fence adjoining property herein described and the southeast corner of property now or formerly owned by H. G. Reynolds, said iron pin found being 1.60 feet from the northeasterly right of way of Georgia Highway 283 (Holly Springs Road); thence from said point of beginning running north 47-23-44 east 588.16 feet along said fence to an iron pin found, 11.70 feet from the centerline of said fence; thence south 86-10-13 east 27.37 feet to a point along the centerline of an old abandoned road; thence along the centerline of an old abandoned road north 43-41-51 east 96.39 feet to a point; thence north 40-31-38 east 134.27 feet; thence north 17-25-58 east 134.93 feet to a point; thence north 27-44-30 east 264.31 feet to a point; thence north 32-31-30 east 292.93 feet to a point; thence north 19-40-54 east 335.99 feet to a point; thence north 16-10-40 east 334.66 feet to a point; thence north 07-59-47 east 194.01 feet to a point; thence north 10-05-09 east 189.69 feet to a point; thence north 11-56-46 west 187.77 feet to a point; thence north 12-18-33 west 204.77 feet to a point; thence north 02-01-57 west 63.75 feet to an iron pin set at a ditch along the centerline of the old abandoned road; thence south 89-42-56 east 763.30 feet to a point (said corner being in a swamp); thence along the centerline of a fence south 02-59-53 west 1225.28 feet to an iron pin found in a rock; thence south 73-13-05 east 1224.18 feet to an iron pin found at a one-inch pipe; thence south 04-04-21 west 510.77 feet to an iron pin found; thence south 38-12-46 west 440.20 feet to a rock along a fence line; thence south 38-39-34 west 495.62 feet to an iron pin found; thence south 36-03-43 west 85.38 feet to a rock; thence south 38-59-14 west 777.85 feet to an iron pin set along the northern right of way of Georgia Highway 283; thence along the northern right of way of Georgia Highway 283 (Holly Springs Road) the following courses and distances to the point of beginning, to-wit: north 67-33-16 west 212.74 feet; thence north 69-11-11 west 171.27 feet; thence north 70-31-05 west 255.36; thence north 68-08-29 west 154.20 feet; thence north 63-44-55 west 132.58 feet; thence north 62-01-52 west 429.16 feet; thence north 62-19-05 west 668.24 feet.

TO HAVE AND TO HOLD the said above granted premises with
the appurtenances thereof, unto the said parties of the second part,
their successors and assigns forever, to their own proper use and
behoof as fully and absolutely as the said party of the first part

can and ought to do pursuant to the statute and his authority as aforesaid.

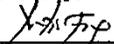
IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year first above written.

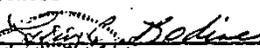
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HARRISON T. SMITH, JR., Trustee
for James M. Reider and Ida V. Reider, Debtors

Signed, sealed and delivered
in the presence of:


Witness


Notary Public
Notary Public, Georgia, State At Large
My Commission Expires April 30, 1989
PUBLIC
STATE AT LARGE

Georgia, Hall County, Clerk Superior Court
Filed in office, this 23 day of May
19 88 at 4:30 M. Recorded in Book 923
Page 37 this 24 day of May, 1988
Dwight S. Wood
DWIGHT S. WOOD, Clerk

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 400.00
Date May 23, 1988
DWIGHTS WOOD
Clerk of Superior Court
By Kathy Brown

pd T.F. + 5