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FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA

06 JAN 10 PM 2:00

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TOM LAWLER, CLERK

GEORGIA, HALL COUNTY, CLERK  
SUPERIOR COURT FILED IN OFFICE  
AND RECORDED IN BOOK 5598  
PAGE (S) 72-74 THIS 16  
DAY OF Feb 2006 AT 11:45 AM  
DWIGHT S. WOOD, CLERK BY DH

PT-61 # 067-2006-001813  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 1,010.90  
TOM LAWLER CLERK OF  
SUPERIOR COURT

Return Recorded Document to:  
Smith & Johnson, LLC  
Attorneys at Law  
P.O. Box 606  
Buford, GA 30515

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

File #: 05B-3096

This Indenture made this 19th day of July, 2005 between THOMAS EDMOND ROBINSON, III, ROBERT ADAM HUGHES, JOSEPH PATRICK HUGHES, JAMES TIMOTHY ROBINSON, JR. APRIL ROBINSON N/K/A APRIL ROBINSON QUEEN, AND AMANDA ROBINSON N/K/A AMANDA ROBINSON SMITH, of the County of, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and RICHARD J. GARNER, 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof 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,

SEE ATTACHED EXHIBIT "A".

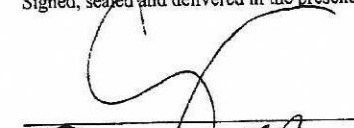
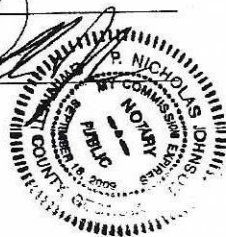
This Deed is given subject to all easements and restrictions of record, if any.

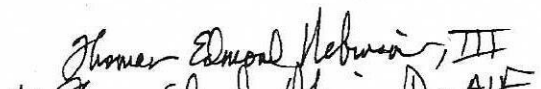
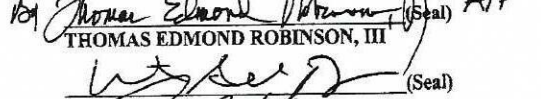
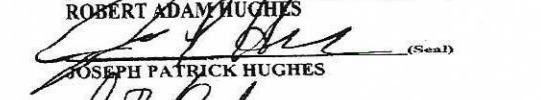
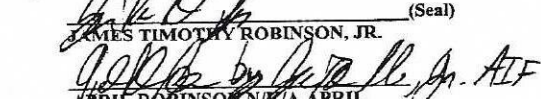
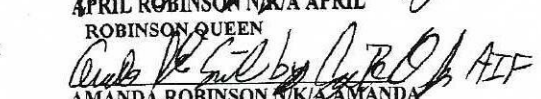
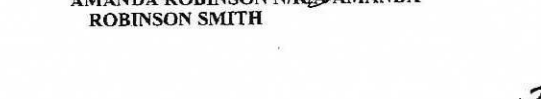
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness  
  
Notary Public  


 AIF  
THOMAS EDMOND ROBINSON, III (Seal)  
 (Seal)  
ROBERT ADAM HUGHES  
 (Seal)  
JOSEPH PATRICK HUGHES  
 (Seal)  
JAMES TIMOTHY ROBINSON, JR.  
 AIF  
APRIL ROBINSON N/K/A APRIL ROBINSON QUEEN  
 AIF  
AMANDA ROBINSON N/K/A AMANDA ROBINSON SMITH

HALL COUNTY, Georgia  
Real Estate Transfer Tax

0005193

Paid \$ 0  
Date 2-16-06  
DWIGHT S. WOOD  
Clerk Superior Court  
By DH  
069 2006 001409

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 298, 7<sup>th</sup> District of Gwinnett and Hall County, Georgia, consisting of 12.636 acres and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection of the centerline of Burnett Street and the northwestern side of the right-of-way of Georgia Highway No. 13 (a/k/a Buford Highway)(100' right-of-way), running thence along said right-of-way North 41 degrees, 11 minutes 44 seconds East 271.46 feet to an iron pin set and the TRUE POINT OF BEGINNING. Running thence North 48 degrees 46 minutes 30 seconds West 250.00 feet to an iron pin set; running thence South 41 degrees 13 minutes 30 seconds West 137.04 feet to an iron pin set; running thence North 49 degrees 14 minutes 30 seconds West 254.89 feet to a 1" open top pipe; running thence North 49 degrees 19 minutes 00 seconds West 175.07 feet to a 1.25" open top pipe; running thence North 41 degrees 00 minutes 31 seconds East 371.90 feet to a 1.50" open top pipe; running thence North 21 degrees 51 minutes 6 seconds West 287.73 feet to 22" marked pine tree, running thence North 56 degrees 46 minutes 44 seconds East 360.00 feet to an iron pin set; running thence South 35 degrees 56 minutes 28 seconds East 862.65 feet to iron pin set on the northwestern right-of-way of Georgia Highway No. 13 (a/k/a Buford Highway)(100' right-of-way), running thence along said right-of-way South 41 degrees 11 minutes 44 seconds West 516.61 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Said tract of land consists of 12.636 acres, and is shown as Tract 1 on that certain Survey for Eddy Robinson & Richard J. Garner, dated May 25, 2005, by Charles D. Norton, Georgia Registered Land Surveyor No. 2872.

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FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA

06 JAN 10 PM 2:00

TOM LAWLER, CLERK

SUPERIOR COURT OF GWINNETT COUNTY  
STATE OF GEORGIA

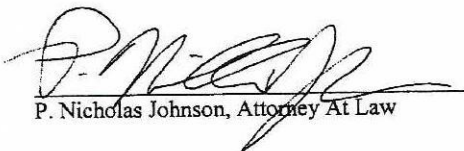
STATE OF GEORGIA  
COUNTY OF GWINNETT

RE: LAND LOT 298, 7<sup>TH</sup> DISTRICT, GWINNETT COUNTY & HALL  
COUNTY, 12.636 ACRES

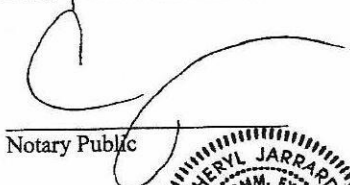
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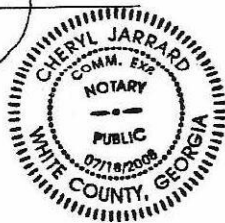
1.

The undersigned hereby states that the property listed above is 50% in Gwinnett  
County and 50% in Hall County. \$505.45 is to be paid to Gwinnett county  
and \$505.45 is to be paid to Hall county. (CJJ)  
This 19<sup>th</sup> day of July, 2005.

  
P. Nicholas Johnson, Attorney At Law

Sworn to this 19<sup>th</sup> day of  
July, 2005.

  
Notary Public



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