

LEGAL DESCRIPTION

EXHIBIT " \_\_\_\_\_ "

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f638e32

ADDRESS: 115 Shady Creek Lane, Winterville, GA

SELLER'S NAME ON TITLE:

Clarence Howard

WARRANTY DEED

DATE: 3-2-94

STATE OF GEORGIA

ATHENS-CLARKE COUNTY

This Indenture made this 26th day of February, in the year One Thousand Nine Hundred Ninety-Four, between Robert T. Jacob, of Athens-Clarke County, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Clarence Howard, 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 (\$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 those presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 220th District, G.M., Athens-Clarke County, Georgia, containing 2.18 acres, and being more particularly described as follows:

To locate the beginning iron pin, begin at an iron pin on the southeasterly side of the Beaverdam Road on line of property of David D. Saye, Jr., said iron pin being 1358.3 feet southwesterly of the right of way of the Robert Hardeman Road as measured along the southeasterly side of said Beaverdam Road and run thence south 22 degrees 20 minutes east 256.0 feet along line of property of said David D. Saye, Jr. (the same being the northeasterly right of way line of said unpaved road having a right of way of 50 feet) to said beginning iron pin; from said beginning iron pin running thence along line of property of said David D. Saye, Jr. as follows: north 88 degrees 36 minutes west 12.6 feet to an iron pin, thence north 89 degrees 28 minutes east 162.2 feet to an iron pin and thence north 89 degrees 10 minutes east 146.7 feet to an iron pin; running thence north 89 degrees 10 minutes east 77.0 feet along line of property of Jack Evans to an iron pin on the westerly side of an unpaved road having a right of way of 50 feet; running thence south 8 degrees 30 minutes west 180.2 feet an iron pin on a branch; running thence in a southwesterly direction along the meanderings of said branch which is the property line between the property herein described and the property of Grady Esco to an iron pin located more definitely by references courses and distances as follows: south 85 degrees 52 minutes west 70.5 feet to a point, south 59 degrees 42 minutes west 139.6 feet to a point; and south 39 degrees 28 minutes west 60.0 feet to an iron pin on said branch; running thence north 80 degrees 57 minutes west 163.0 feet to an iron pin; running thence north 5 degrees 00 minute west 100.0 feet along line of property of said Grady Esco to an iron pin; running thence north 46 degrees 18 minutes east 51.0 feet to an iron pin; running thence north 4 degrees 15 minutes west 86.5 feet to an iron pin at the southeasterly end of said unpaved road having a right of way of 50 feet first above mentioned; continuing thence north 4 degrees 15 minutes west 50.0 feet along the easterly right of way of said unpaved road to the beginning iron pin at corner of property of said David D. Saye, Jr.; together with right of way easements in both of the 50 foot roads abutting the property hereinabove described;

Said property having been acquired by Michael F. Zornig and Mark Zornig from Grady M. Esco by deeds dated January 31, 1976 and August 11, 1976, recorded in Deed Book 392, Page 794, and Deed Book 395, Page 372, respectively, in the Office of the Clerk of the Superior Court of Athens-Clarke County, Georgia.

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

ATHENS-CLARKE COUNTY, GEORGIA  
Real Estate Transfer Tax

PAID \$ 0.00  
DATE 3-2-94  
Beverly P. Johnston  
Deputy Clerk of Superior Court