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Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 2849 PG 237-238

Return:
Robert T. Tuggle, III
Daniel, Lawson, Tuggle & Jerles, LLP
Post Office Box 89
Perry, Georgia 31069
File #7908

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS INDENTURE, Made the 10th day of December, in the year two thousand three, between

DENISE GOODROE BRYANT AND JOSEPH E. GOODROE, III

of the State of Georgia, as party or parties of the first part, hereinafter called Grantors, and

JOLYN PROPERTIES, LLC

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

WITNESSETH that: Grantors, for and in consideration of the sum of TEN Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all the following described property, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said tracts or parcels 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 Grantors warrants and will 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 Grantors have signed and sealed this deed the day and year above written.

Denise Goodroe Bryant (SEAL)
DENISE GOODROE BRYANT

Signed, sealed and delivered in the presence of:

Andrew
Witness

Andrew
Notary Public

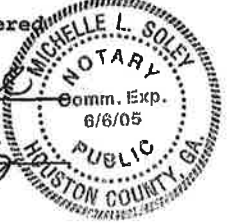
Notary Public, Houston County, Georgia
My Commission Expires November 2, 2004.

Joseph E. Goodroe, III (SEAL)
JOSEPH E. GOODROE, III

Signed, sealed and delivered in the presence of:

Endicia Barfield
Witness

Michelle L. Soley
Notary Public



DANIEL, LAWSON, TUGGLE & JERLES, LLP
ATTORNEYS AT LAW
912 MAIN STREET
POST OFFICE BOX 89
PERRY, GEORGIA 31069
(478) 987-2622

Exhibit "A"
LEGAL DESCRIPTIONTRACT I
(Post Office)

That certain tract or parcel of land situate, lying and being in Land Not No. 59 in the 13th Land District of Houston County, Georgia, comprising 0.31 acre, having such shape, metes, bounds, courses and distances as are shown on plat of survey of same prepared by Milton Beckham, Surveyor, a copy of said plat being of Record in Plat Book 11, Page 217, Clerk's Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto.

Said described property is the same as that conveyed to Joseph E. Goodroe d/b/a Goodroe Construction Company by deed from C. A. McCraven and Leila A. McCraven dated August 31, 1967, and record in Deed Book 292, Page 79, Clerk's Office, Houston Superior Court.

LESS AND EXCEPT .014 acre which was taken by Houston County, Georgia under condemnation proceedings recorded in Minute Book 20, page 337, Clerk's Office, Houston Superior Court.

TRACT II
(Farm)

All that tract or parcel of land lying and being in Houston County, Georgia, in the 12th District, containing 216.68 acres, more or less, being the portion of Land Lot 74 located northerly of Henson Road; being the portions of Land Lots 75 and 94 located northerly of Henson Road and westerly of Wimberly Road; and being the portion of Land Lot 51 shown on a plat prepared by Rhodes Sewell, dated June 27, 1967, recorded in Plat Book 11, Page 195, Clerk's Office, Houston Superior Court.

The property hereinabove described and conveyed is shown on a map made by Broxton Surveying Company of property sold at auction by Hudson & Marshall, Inc., on December 12, 1970, of record in the clrk's Office of Houston Superior Court in plat Book 14, Page 105, as Tracts 84 A, 84 B, 85, 86, 87. Said map was made only for the purposes of showing the general locations of the properties sold at auction and reference is hereby made to said plat for the purpose, and only for the purpose, of showing the general location of the property hereinabove described and conveyed. There is, however a plat of said Tract 87 of record in Plat Book 14, Page 111, Clerk's Office, Houston Superior Court, and reference is hereby made to said plat and incorporated herein for a more complete and accurate description of said Tract 87.

The property hereinabove described is conveyed by the tract, not by the acre, and the grantor herein does not warrant that the above described property contains 216.68 acres.

LESS AND EXCEPT all that tract or parcel of land situate, lying and being in land Lot 51 of the Twelfth Land District of Houston County, Georgia, containing 50 acres, according to a plat of survey prepared by Rhodes Sewell State Surveyor No. 160, dated June 27, 1967, a copy of which is of record in Plat Book 11, Page 195, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference thereto for all purposes.

TRACT III

All that tract or parcel of land, lying and being in Land Lot 75, 12th Land District of Houston County, Georgia, being known and designated as Parcel "B" containing 0.912 acres according to a plat of survey prepared by Clements Surveying Co., Inc., dated June 18, 1990, of record in Plat Book 39, Page 80, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.