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RUSSELL, STELL, SMITH & MATTISON, P.C.  
P.O. Box 644  
Winder, GA 30680  
File #: R05-589 - Lexington Road Development, LLC

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF BARROW

THIS INDENTURE made this 25th day of May, 2005, between Glenn T. Sanders, of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Lexington Road Development, LLC, 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 receipts 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, the following described property:

All that tract or parcel of land lying and being in the 220th District G.M., State of Georgia, County of Clarke, City of Athens, being Tract 1 encompassing 18.903 acres, more or less and Tract 3 encompassing 4.097 acres, more or less and being more particularly described and delineated according to a plat and survey prepared by D.J. Baggett Land Surveying, certified by David J. Baggett, Georgia Registered Surveyor No. 2740, dated February 23, 2005, entitled "Survey for Lexington Road Development, LLC," said plat being of record in the Office of the Clerk of Superior Court for Clarke County, Georgia in Plat Book G, pages 004B and 004C; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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

Signed, sealed and delivered in the presence of:

Witness

Glenn T. Sanders (Seal)

Glenn T. Sanders

(Seal)

Notary Public  
My commission expires:  
(Notary Seal)

