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970-04-77 Georgia, Hall County, Clerk Superior Court

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Book 2868 Page(s) 126+127
7 day of May 19 97
Dwight S. Wood, Clerk, by: [Signature]
24126782.00



HUDSPETH & PETERSEN
340 Jesse Jewell Parkway, Suite 61
Gainesville, GA 30501
HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 74.50
Date 5-6-97
Dwight S. Wood
Clerk Superior Court

WARRANTY DEED

STATE OF GEORGIA COUNTY OF HALL

THIS INDENTURE, Made the 30th day of April, in the year one thousand nine hundred ninety-seven (1997), between

PHOENIX ESTATES AT LAKE LANIER, LLC
of the County of Hall, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and
D. R. HAYNES and SANDRA C. HAYNES

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 OTHER GOOD AND VALUABLE CONSIDERATION----- (\$10.00) DOLLARS 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,

All that tract or parcel of land lying and being in Land Lot 101, 9th Land District, Hall County, Georgia, being Tract "C", Surfside Club Estates Subdivision, Lakewood Addition, Section "C", consisting of 1.185 acres, as shown on plat prepared by Patton-Patton Inc., Georgia Registered Land Surveyors, dated July 15, 1996 and recorded at Plat Slide 608, Page 162A, Hall County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

All that tract or parcel of land lying and being in Land Lot 101, 9th Land District, Hall County, Georgia, being Tract "B", Surfside Club Estates Subdivision, Lakewood Addition, Section "C", consisting of 3.040 acres, as shown on plat prepared by Patton-Patton Inc., Georgia Registered Land Surveyors, dated July 15, 1996 and recorded at Plat Slide 608, Page 162A, Hall County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

SUBJECT TO and TOGETHER WITH all easements, restrictions, and rights-of-way of record, if any, in Hall County, Georgia.

The above-referenced properties being portions of properties conveyed by deeds recorded as follows: Deed Book 2736, Pages 274-275; Deed Book 2736, Pages 276-277; Deed Book 2736, Pages 325-326; and Deed Book 2768, Pages 122-123, Hall County, Georgia Records.

Subject to those certain Restrictive Covenants attached hereto as Exhibit "B" and made a part hereof.

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 signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:
[Signature] PHOENIX ESTATES AT LAKE LANIER, LLC
By: [Signature] (Seal)
As its: member/manager (Seal)
[Signature] (Seal)