

VILLAGE OF HOPE

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RETURN TO:  
Bank of America, P.C.  
P.O. Box 729  
Vadosta, GA 31603-0729

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WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF LOWWIDES

This indenture made this 8th day of February, 2000, between ROBERT E. OWENS, of the County of Lowndes, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JMR, LLP, a Georgia Limited Liability Partnership, comprised of Margaret Luffa, Joseph McGuire and Richard Lee Wagner, 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 Exhibit "A" attached hereto and made a part hereof by this reference.

This Deed is given subject to all easements and restrictions of record, if any; zoning laws; ad valorem taxes for the current year and subsequent years.

Grantor reserves the right to rent the house, yard and outbuildings known as 2551 Indian Ford Road, Vadosta, Georgia, which is part of the subject property for a period of up to twelve (12) months from the date hereof at a monthly rental of Four Hundred and no/100 Dollars (\$400.00), and which may be deducted from the amount Grantee finances with Grantor.

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 the day and year first above written.  
Signed, sealed and delivered in the presence of:

*Robert E. Owens* (Seal)  
ROBERT E. OWENS

*Ellen H. Berger*  
Witness  
*John A. ...*  
Notary Public, Lowndes County, Georgia  
My Commission Expires Feb. 2, 2005

Lowndes County, Georgia  
Real Estate Transfer Tax  
Paid \$ 1550.00  
Date 2-9-00  
Clark, County Clerk