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Sara L. Crow
CLERK OF SUPERIOR COURT

LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
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SARA L CROW
CLERK SUPERIOR COURT

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COLEMAN TALLEY LLP
ATTORNEYS AT LAW
910 N. PATTERSON STREET
P. O. BOX 5437
VALDOSTA, GA 31603-5437

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF LOWNDES   File #: 08211ZC

This Indenture made this 14th day of April, 2008 between **JAMES FRANKLIN SPIVEY**, of the County of OCONEE, State of **SOUTH CAROLINA**, as party or parties of the first part, hereinafter called Grantor, and **RANDOLPH N. HOGAN**, 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).

W I T N E S S E T H 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,

<center>See Exhibit "A" Attached</center>

This Deed is given subject to all easements and restrictions of record, if any and taxes for 2008 and all subsequent years not yet due and payable.

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 this day and year first above written.

Signed, sealed and delivered in the presence of:

_____   _____(Seal)
Witness   JAMES FRANKLIN SPIVEY

_____
Notary Public

ANNETTE HARRISON
NOTARY PUBLIC
Comm. Exp.
5/01/10
LOWNDES COUNTY, GA.