



RETURN TO:

Alan F. Rothschild, Jr., Esq.
Hatcher, Stubbs, Land, Hollis & Rothschild, LLP
P.O. Box 2707
Columbus, Georgia 31902

DEED

THIS DEED, made and entered into as of the 4th day of February, 2014, between SYNOVUS TRUST COMPANY, N.A. and ROBERT L. GRIFFIN, as Co-Executors of the Last Will and Testament of J. BARNETT WOODRUFF, DECEASED (hereinafter collectively referred to as the "JBW Executors"), and KATHERINE FARRAR WOODRUFF WILLIAMS, ("Williams"), SYNOVUS TRUST COMPANY, N.A., as Personal Representative of the Estate of JOHN BARNETT WOODRUFF, JR., DECEASED (the "JBW, Jr. Personal Representative"), CHESTER ALEXANDER WOODRUFF ("CA Woodruff"), STACEY WOODRUFF BEARDSLEY ("Beardsley"), CHRISTOPHER STEPHENSON WOODRUFF ("CS Woodruff"), and together with Williams, the JBW Jr. Personal Representative, CA Woodruff and Beardsley are hereinafter collectively referred to as the "Beneficiaries", and the Beneficiaries, together with the JBW Executors are hereinafter collectively referred to as the "Grantors"), and CUSSETAWOOD HOLDINGS, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee").

WITNESSETH THAT:

WHEREAS, J. Barnett Woodruff ("Woodruff"), died on January 17, 2011, while a resident of Muscogee County, Georgia, after having made his Last Will and Testament dated June 11, 1997, a First Codicil to his Last Will and Testament dated March 2, 1998, a Second Codicil to his Last Will and Testament dated September 24, 1999, a Third Codicil to his Last Will and Testament dated October 5, 2000, a Fourth Codicil to his Last Will and Testament dated January 18, 2005, and a Fifth Codicil to his Last Will and Testament dated October 25, 2006 (collectively, the "Will"); and

WHEREAS, the Will was duly probated in solemn form and the JBW Executors were duly qualified and appointed as Co-Executors of the Will and granted Letters Testamentary by orders of the Judge of the Probate Court of Muscogee County, Georgia, dated February 8, 2011; and

WHEREAS, Woodruff's son JOHN BARNETT WOODRUFF, JR., died on August 23, 2011, while a resident of Yavapai County, Arizona, after having made his Last Will and Testament dated March 11, 2009 (the "JBW Jr. Will"); and

WHEREAS, the JBW Jr. Will was duly probated in solemn form and Synovus Trust Company, N.A., was duly qualified and appointed as Personal Representative of the Estate of John Barnett Woodruff, Jr. and granted Letters Testamentary by orders of the Superior Court of Yavapai County, Arizona, dated September 23, 2011; and

WHEREAS, the Beneficiaries are all of the beneficiaries under the Will entitled to receive distributions of the property of the residuary estate of Woodruff described in Item Five of the Will, as their interests are determined under the Will; and

WHEREAS, the Beneficiaries are all of the members of Grantee with each owning membership interests in Grantee in the same proportion as each of their respective interests as the beneficiaries entitled to receive the property of the residuary estate under the Will; and

WHEREAS, Woodruff died seized and possessed of the fee simple title to the hereinafter described property; and

WHEREAS, the hereinafter described property is part of the residuary estate of Woodruff under the Will; and

WHEREAS, all of the debts and taxes of Woodruff and Woodruff's estate have been paid; and

WHEREAS, Grantors desire to convey all right title and interest they may have in and to the hereinafter described property to Grantee for purposes of administering Woodruff's Estate in accordance with the terms of the Will.

NOW, THEREFORE, Grantors have granted, quitclaimed and conveyed and by these presents do grant, quitclaim and convey unto Grantee all of Woodruff's and the Beneficiaries' rights, title and interests in and to the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR
THE DESCRIPTION OF THE REAL PROPERTY CONVEYED HEREBY.

TO HAVE AND TO HOLD, the above-described property in as full and ample a manner as the same was had and held by Woodruff.

IN WITNESS WHEREOF, Grantors have hereunto executed this deed under seal as of the day and year first above written.

Robert L. Griffin (L.S.)
Robert L. Griffin,
As Co-Executor of the Last Will and Testament of
J. Barnett Woodruff, deceased

Signed, sealed and delivered in the
presence of:

Unofficial Witness

Lucia W. Reed
Notary Public

My Commission Expires:

[NOTARY SEAL]

(SIGNATURES CONTINUED ON NEXT PAGE)

Synovus Trust Company, N.A.,
As Co-Executor of the Last Will and Testament of
J. Barnett Woodruff, deceased

By: [Signature]
Name: William J. GRAVLEE
Title: Vice President

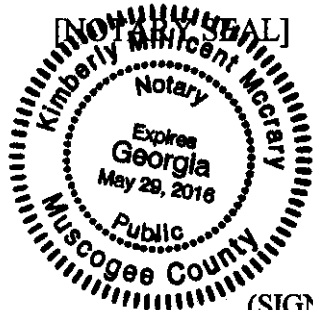
Attest: [Signature]
Name: Teresa W. Lamb
Title: Vice President

(CORPORATE SEAL)

Signed, sealed, attested and delivered in the
presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My Commission Expires: May 29, 2016



(SIGNATURES CONTINUED ON NEXT PAGE)

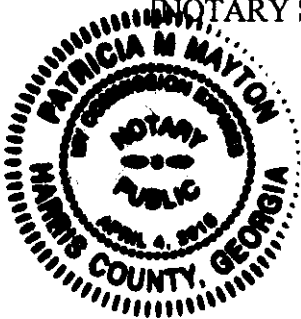
Katherine Farrar Woodruff Williams (L.S.)
Katherine Farrar Woodruff Williams

Signed, sealed and delivered in the
presence of:

Devin B. Williams
Unofficial Witness

Patricia M. Mayton
Notary Public
My Commission Expires: 4-4-16

[NOTARY SEAL]



(SIGNATURES CONTINUED ON NEXT PAGE)

Synovus Trust Company, N.A.,
As Personal Representative of the Estate of
John Barnett Woodruff, Jr. deceased

By: [Signature]

Name: William J. GRAVLEE
Title: Vice President

Attest: [Signature]

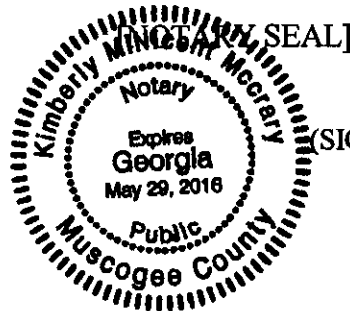
Name: Teresa W. Lamb
Title: Vice President

(CORPORATE SEAL)

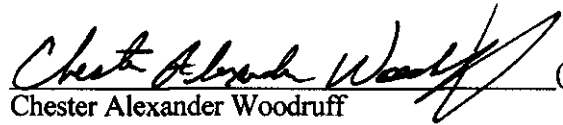
Signed, sealed, attested and delivered in the
presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My Commission Expires: May 29, 2016



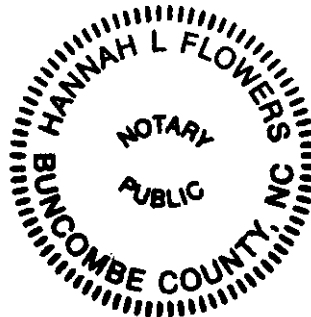
(SIGNATURES CONTINUED ON NEXT PAGE)

 (L.S.)
Chester Alexander Woodruff

Signed, sealed and delivered in the
presence of:


Unofficial Witness

Notary Public
My Commission Expires: 07/25/2017



[NOTARY SEAL]

(SIGNATURES CONTINUED ON NEXT PAGE)

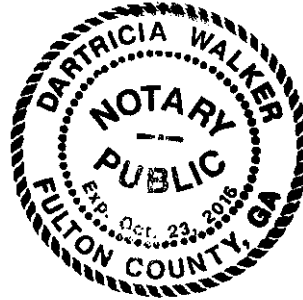
Stacey Woodruff Beardsley (L.S.)
Stacey Woodruff Beardsley

Signed, sealed and delivered in the
presence of:

Harriett D. Kelly
Unofficial Witness

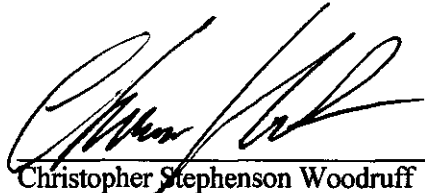
Dartricia Walker
Notary Public

My Commission Expires: October 23, 2016



[NOTARY SEAL]

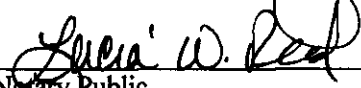
(SIGNATURES CONTINUED ON NEXT PAGE)


_____(L.S.)
Christopher Stephenson Woodruff

Signed, sealed and delivered in the
presence of:



Unofficial Witness



Notary Public
My Commission Expires: _____

[NOTARY SEAL]

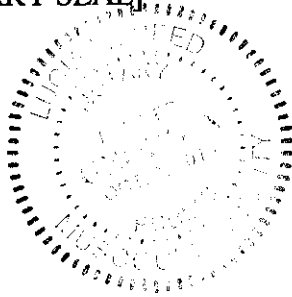


EXHIBIT "A"
(2 PAGES)

All that tract or parcel of land situate, lying and being in Part of Land Lots 62, 63, 68 and 69, Coweta Reserve, Columbus, Muscogee County, Georgia, more particularly described as follows:

BEGINNING at the point which marks the northwest corner of Lot 9, Block 10, Avondale, which point is located on the southeasterly margin of 15th Avenue (formerly 4th Avenue) where the line dividing Lot 1 from Lot 9, said Block 10, Avondale, intersects the said southeasterly margin of 15th Avenue, as said point appears upon a map or plat of Avondale originally surveyed by Josiah Flournoy, Civil Engineer, in January 1907, a copy of said map or plat being recorded in Deed Book YY, folio 277, in the office of the Clerk of the Superior Court of Muscogee County, Georgia, and a reproduction thereof being recorded in Plat Book 7, page 201 in the office of the Clerk of the Superior Court of Muscogee County, Georgia; running thence from said POINT OF BEGINNING South 65 degrees 15 minutes East along the line which divides Lots 1, 2, 3, 4, 5, 6, 7 and 8 from Lots 9, 10, 11, 12, 13, 14 and 15, all in Block 10, Avondale, a distance of 280 feet to a point marked by an iron pin on the northwesterly margin of 16th Avenue (formerly 5th Avenue); continuing thence South 65 degrees 15 minutes East, a distance of 40 feet to a point marked by an iron pin on the southeasterly margin of 16th Avenue; continuing thence South 65 degrees 15 minutes East along the line which divides Lots 1, 2, 3, 4, 5, 6 and 7 from Lots 14, 15, 16, 17, 18, 19 and 20, Block 12, Avondale, a distance of 245 feet to a point marked by an iron pin; running thence South 24 degrees 45 minutes West along the line dividing Lot 20 from Lot 21, Block 12, Avondale, a distance of 140 feet to a point marked by an iron pin on the northeasterly margin of 4th Street (formerly 2nd Street); running thence South 65 degrees 15 minutes East along the northeasterly margin of 4th Street, a distance of 214.11 feet to a point; continuing thence South 65 degrees 15 minutes East, a distance of 40 feet to a point on the northeasterly margin of 17th Avenue (formerly 6th Avenue); running thence North 22 degrees 58 minutes East, a distance of 51.63 feet to the point which marks the northeast corner of the intersection of 17th Avenue (formerly 6th Avenue) and 4th Street (formerly 2nd Street); running thence in a southeasterly direction along the northeasterly margin of 4th Street, a distance of 175 feet, more or less, to the point at which the line dividing Lot 5 from Lot 6, Block 14, Avondale, intersects the said northeasterly margin of 4th Street; running thence in a northeasterly direction along the line dividing said Lot 5 from Lot 6, Block 14, Avondale, a distance of 147.83 feet to a point marked by an iron pin on the southerly margin of the property now or formerly owned by Ann Taylor; running thence South 66 degrees West, a distance of 111.14 feet to a point marked by an iron pin; running thence North 54 degrees 22 minutes East, a distance of 145.48 feet to a point; running thence North 01 degree 30 minutes West along the easterly line of property now or formerly owned by Ann Taylor, a distance of 333.33 feet to a point on the southerly margin of Cusseta Road (formerly Glade Road); running thence in a southeasterly direction along the southerly margin of Cusseta Road, a distance of 307.4 feet, more or less, to the northwest corner of property now or formerly owned by Hobby (said point being also 97.3 feet westerly as measured along the said southerly margin of Cusseta Road from the point formed by the intersection of the southerly margin of Cusseta Road and the westerly margin of 19th Avenue [formerly 8th Avenue]); running thence southerly along the line dividing Lot 6 from Lot 7, Block 18, Avondale, a distance of 140 feet to a point formed by the common corner of Lots 6, 7, 14 and 15, Block 18, Avondale; running thence in a southeasterly direction along the line dividing Lot 7 and Lot 8 from Lot 15 and Lot 16, Block 18, Avondale, a distance of 97.3 feet to a point on the westerly margin of 19th Avenue; running thence in a southerly direction along the easterly margin of 19th Avenue, a distance of 186.0 feet, more or less, to a point marked by the northeast corner of

Lot 9, Block 19, Avondale; running thence in a southwesterly direction along the westerly margin of 19th Avenue, a distance of 686 feet, more or less, to the northeast corner of Lot 10, Block 21, Avondale (said point also being the southwest intersection formed by the westerly margin of 19th Avenue and the southerly margin of 3rd Street); running thence South 18 degrees 03 minutes 55 seconds West along the said westerly margin of 19th Avenue, a distance of 418.83 feet to a point on the centerline of Weracoba Creek; running thence North 43 degrees 05 minutes West along the centerline of Weracoba Creek, a distance of 270 feet to a point marked by an iron pin; running thence North 53 degrees 55 minutes West along the centerline of Weracoba Creek, a distance of 200 feet to a point marked by an iron pin; running thence North 45 degrees 05 minutes West along the centerline of Weracoba Creek, a distance of 400 feet to a point marked by an iron pin; running thence North 52 degrees 20 minutes West along the centerline of Weracoba Creek, a distance of 175 feet to a point marked by an iron pin; running thence North 41 degrees 35 minutes West along the centerline of Weracoba Creek, a distance of 160 feet to a point marked by an iron pin; running thence North 36 degrees 00 minutes West along the centerline of Weracoba Creek, a distance of 310 feet to a point marked by an iron pin; running thence North 23 degrees 23 minutes West along the centerline of Weracoba Creek, a distance of 386.60 feet to a point marked by an iron pin; running thence North 24 degrees 45 minutes East along the easterly margin of 15th Avenue, a distance of 80 feet to the iron pin which marks the Point of Beginning.

The above-described property is part of the property conveyed by O. W. Thomason to J. W. Woodruff by Warranty Deed dated May 3, 1935 and recorded June 5, 1935 in Deed Book 124, page 190 in the office of the Clerk of the Superior Court of Muscogee County, Georgia, and thereafter conveyed by Executor's Deed of Sale from J. W. Woodruff, Jr. and J. Barnett Woodruff, as Co-Executors of the Last Will and Testament of James W. Woodruff, Sr. (one and the same as J. W. Woodruff), deceased, to Ethel I. Woodruff dated November 1, 1965 and recorded in Deed Book 1046, page 565 in the office of the above-named Clerk and being part of Parcels 7 and 8 in said Executor's Deed.

The above-described property is conveyed subject to all valid and enforceable easements and restrictive covenants of record.

END OF EXHIBIT "A"