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PAULDING COUNTY, GEORGIA
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TREVA W. SHELTON
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PAULDING COUNTY COURTS

AFTER RECORDING, RETURN TO:

Michael J. Hay, Esq.
ANDERSEN, TATE, MAHAFFEY & MCGARITY, P.C.
Post Office Box 2000
Lawrenceville, Georgia 30046
File #7466.20137 (WP)

PAULDING COUNTY, GA
REAL ESTATE TRANSFER TAX
PAID \$ 0
DATE 7-19-04
TREVA W. SHELTON
CLERK SUPERIOR COURT

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PAULDING

THIS INDENTURE, Made this 16th day of July, 2004, between

**INDUSTRIAL BUILDING AUTHORITY (A.K.A. THE PAULDING COUNTY
INDUSTRIAL BUILDING AUTHORITY)**

as party or parties of the first part, hereinafter called Grantor, and

DALLAS LAND, LLC, a Georgia limited liability company

as 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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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 378 of the 2nd District, 3rd Section, Paulding County, Georgia as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference

Said property is conveyed subject to the permitted title exceptions as described on Exhibit "B" attached hereto and by reference 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 Grantor and all others claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

**INDUSTRIAL BUILDING AUTHORITY
(A.K.A. THE PAULDING COUNTY
INDUSTRIAL BUILDING AUTHORITY)**

[Signature]

Unofficial Witness

By: *[Signature]* (SEAL)
Name: C.B. FAIR, III
Title: CHAIRMAN

[Signature]

Notary Public

[NOTARY PUBLIC PAULDING COUNTY]

ATTEST
By: *[Signature]* (SEAL)
Name: LLOYD B. TESATER, JR.
Title: PRESIDENT

RECORDED 7-23 20 04
TREVA W. SHELTON, CLERK
SUPERIOR COURT, PAULDING CO.

EXHIBIT "A"
OUTLOT #5
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 378 of the 2nd District, 3rd Section, Paulding County, Georgia, being designated as Outlot #5 containing 1.91 acres according to a Parcel Exhibit for Dallas Commons prepared by Kelly Professional Associates, Inc., Gerard L. Kelly, G.R.L.S. No. 2352, dated March 17, 2004, as last revised July 7, 2004, and being more particularly described according to said Parcel Exhibit as follows:

To find the TRUE PLACE OR POINT OF BEGINNING, commence at a point marked by an iron pin found located at the intersection of the southwesterly right-of-way line of Southern Railway (150' R/W) and the land lot line common to Land Lots 377 and 378, run thence along the aforesaid right-of-way line along the arc of a curve to the right a distance of 237.66 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING, said arc having a radius of 2,797.07 feet and being subtended by a chord bearing and distance of South 60 degrees 19 minutes 25 seconds East 237.59 feet.

From the TRUE PLACE OR POINT OF BEGINNING as thus established, continue thence along the aforesaid right-of-way line of Southern Railway along the arc of a curve to the right a distance of 604.07 feet to a point located on the proposed northerly right-of-way line of proposed Thomas B. Murphy Drive, said arc having a radius of 2,797.07 feet and being subtended by a chord bearing and distance of South 51 degrees 42 minutes 09 seconds East 602.90 feet; leaving the aforesaid right-of-way line of Southern Railway, run thence along the aforesaid proposed right-of-way line of proposed Thomas B. Murphy Drive North 71 degrees 10 minutes 06 seconds West 86.26 feet to a point; continuing along the aforesaid proposed right-of-way line, run thence along the arc of a curve to the left a distance of 153.12 feet to a point, said arc having a radius of 365.00 feet and being subtended by a chord bearing and distance of North 83 degrees 11 minutes 10 seconds West 152.00 feet; continuing along the aforesaid proposed right-of-way line, run thence South 84 degrees 47 minutes 46 seconds West a distance of 266.56 feet to a point; leaving the aforesaid proposed right-of-way line, run thence North 04 degrees 02 minutes 36 seconds East a distance of 352.82 feet to a point located on the aforesaid southwesterly right-of-way line of Southern Railway, said point being the TRUE PLACE OR POINT OF BEGINNING.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for the year 2004 and subsequent years not yet due and payable, and any additional taxes, interest, and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal, or other amendment to the tax records of the city or county in which the subject property is located.
2. Easement from J.T. Lee to Georgia Power Company, dated August 11, 1937, recorded September 24, 1937 in Mortgage Record Book DD, Page 2, aforesaid records [Pursuant to letter dated January 21, 2004, Georgia Power Company claims no further interest in the aforesaid easement except the right to operate, maintain, rebuild and renew its existing facilities, under all terms and conditions of its easement, within its presently maintained right-of-way].
3. Pipeline Easement from Paulding County Industrial Building Authority to City of Dallas, Georgia, dated February 4, 1983, filed for record March 8, 1983 in Deed Book 38, Page 736, aforesaid records.
4. Southern Railway is a limited access right of way.