

284

Pickens County, Georgia
Legal Estate Transfer Tax
Paid \$ 0
Date 12-28-01
Joyce E. Cantrell
Joyce E. Cantrell, Clerk of Superior Court

After recording return to:
James B. Crew, Jr.
McGee & Oxford, LLP
105 North Main Street
Suite 3
Jasper, Georgia 30143

PICKENS COUNTY FILED FOR RECORD ON
THE 28 DAY OF Dec. 2001
1:45 P.M. RECORDED THIS 3 DAY OF
Jan. 2 2002 BOOK NO. 436 PAGE 284 289
JOYCE CANTRELL, CLERK

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Pickens

THIS INDENTURE made this 27th day of December, in the year 2001, between

Big Canoe Company, LLC, a South Carolina Limited Liability Company

hereinunder called Grantor, and

Main Investors at Big Canoe, LLC, a South Carolina Limited Liability Company

hereinafter called Grantee (the words "Grantor" and "Grantee" to include the singular and the plural, and their respective heirs, legal representatives, successors and assigns of the parties 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, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantees the following described property:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND THEREFORE 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**.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first written above.

Signed, sealed and delivered in the presence of:

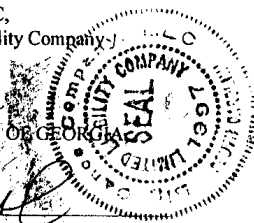
BIG CANOE COMPANY, LLC,
a South Carolina Limited Liability Company

Bobbie Meane
Unofficial Witness

By: MEMBER
THE BYRNE CORPORATION OF GEORGIA
a Georgia Corporation

Christy P. Edwards
Notary Public

By: [Signature]
Its: Vice President



LEGAL DESCRIPTION
BIG CANOE
MAIN GATE NEIGHBORHOOD
AREA A

All that tract or parcel of land lying and being situate in Land Lot 92, 4th District, 2nd Section of Pickens County, Georgia and being more fully described as follows:

Commencing at the common corner of Land Lots 61, 62, 91, 92 in the 4th District, 2nd Section of Pickens County, Georgia, said point having coordinates of N=1,614,523.10 feet and E=463,238.82 feet in the Georgia State Plane System, West Zone, NAD 1927; Thence South 20 degrees 13 minutes 26 seconds West for a distance of 2,383.96 feet to a point, said point being the POINT OF BEGINNING;

Thence North 09 degrees 29 minutes 56 seconds East for a distance of 240.01 feet to a point;
Thence North 41 degrees 49 minutes 30 seconds East for a distance of 263.72 feet to a point;
Thence North 73 degrees 44 minutes 37 seconds East for a distance of 752.26 feet to a point;
Thence North 62 degrees 44 minutes 34 seconds East for a distance of 290.65 feet to a point;
Thence North 45 degrees 30 minutes 50 seconds East for a distance of 100.03 feet to a point;
Thence South 50 degrees 40 minutes 52 seconds East for a distance of 328.14 feet to a point;
Thence South 45 degrees 36 minutes 17 seconds East for a distance of 211.12 feet to a point;
Thence South 73 degrees 49 minutes 51 seconds East for a distance of 128.25 feet to a point;
Thence South 47 degrees 07 minutes 25 seconds East for a distance of 286.22 feet to a point;
Thence South 39 degrees 30 minutes 49 seconds East for a distance of 164.02 feet to a point;
Thence South 59 degrees 09 minutes 28 seconds East for a distance of 145.17 feet to a point;
Thence along a curve to the left having a radius of 583.86 feet and an arc length of 91.28 feet, being subtended by a chord of North 85 degrees 46 minutes 27 seconds East for a distance of 91.19 feet to a point; Thence North 81 degrees 19 minutes 20 seconds East for a distance of 186.79 feet to a point; Thence South 34 degrees 31 minutes 07 seconds West for a distance of 23.91 feet to a point; Thence South 62 degrees 11 minutes 00 seconds West for a distance of 389.44 feet to a point; Thence North 56 degrees 26 minutes 28 seconds West for a distance of 385.99 feet to a point; Thence South 00 degrees 20 minutes 41 seconds West for a distance of 540.17 feet to a point; Thence North 89 degrees 40 minutes 30 seconds West for a distance of 30.93 feet to a point; Thence North 57 degrees 10 minutes 53 seconds West for a distance of 350.57 feet to a point; Thence along a curve to the left having a radius of 1482.16 feet and an arc length of 418.21 feet, being subtended by a chord of North 65 degrees 15 minutes 53 seconds West for a distance of 416.83 feet to a point; Thence North 73 degrees 20 minutes 53 seconds West for a distance of 344.40 feet to a point; Thence along a curve to the left having a radius of 868.47 feet and an arc length of 116.12 feet, being subtended by a chord of North 77 degrees 10 minutes 42 seconds West for a distance of 116.03 feet to a point; Thence North 08 degrees 59 minutes 32 seconds East for a distance of 50.00 feet to a point; Thence along a curve to the left having a radius of 918.48 feet and an arc length of 424.63 feet, being subtended by a chord of South 85 degrees 44 minutes 48 seconds West for a

280

distance of 420.86 feet to a point; Thence South 72 degrees 30 minutes 08 seconds West for a distance of 221.60 feet to a point; Thence North 17 degrees 29 minutes 34 seconds West for a distance of 10.00 feet to a point; Thence South 72 degrees 30 minutes 08 seconds West for a distance of 55.85 feet to a point, being the POINT OF BEGINNING, containing 29.3 acres, more or less, together with and subject to covenants, easements, and restrictions of record; and being more particularly delineated and described on a certain plat prepared for Big Canoe Company, L.L.C. by Cranston, Robertson & Whitehurst, P. C. dated December 26, 2001, to which reference is made for a more complete description of the property, its exact location, metes and bounds.

LEGAL DESCRIPTION
BIG CANOE
MAIN GATE NEIGHBORHOOD
AREA B

All that tract or parcel of land lying and being situate in Land Lot 92, 4th District, 2nd Section of Pickens County, Georgia and being more fully described as follows:

Commencing at the common corner of Land Lots 61, 62, 91, 92 in the 4th District, 2nd Section of Pickens County, Georgia, said point having coordinates of N=1,614,523.10 feet and E=463,238.82 feet in the Georgia State Plane System, West Zone, NAD 1927; Thence South 31 degrees 26 minutes 13 seconds East for a distance of 2,464.29 feet to a point, said point being the POINT OF BEGINNING;

Thence North 71 degrees 57 minutes 02 seconds West for a distance of 173.37 feet to a point;
Thence North 08 degrees 32 minutes 12 seconds East for a distance of 78.46 feet to a point;
Thence North 58 degrees 24 minutes 07 seconds West for a distance of 420.61 feet to a point;
Thence North 63 degrees 09 minutes 12 seconds West for a distance of 161.39 feet to a point;
Thence North 67 degrees 25 minutes 46 seconds West for a distance of 273.39 feet to a point;
Thence South 70 degrees 34 minutes 45 seconds West for a distance of 324.83 feet to a point;
Thence South 60 degrees 38 minutes 49 seconds West for a distance of 226.47 feet to a point;
Thence South 05 degrees 09 minutes 55 seconds West for a distance of 185.94 feet to a point;
Thence South 37 degrees 08 minutes 19 seconds East for a distance of 221.82 feet to a point;
Thence South 74 degrees 12 minutes 55 seconds East for a distance of 204.47 feet to a point;
Thence South 74 degrees 49 minutes 40 seconds East for a distance of 238.05 feet to a point;
Thence South 73 degrees 20 minutes 27 seconds East for a distance of 310.55 feet to a point;
Thence South 81 degrees 58 minutes 15 seconds East for a distance of 284.47 feet to a point;
Thence North 00 degrees 14 minutes 14 seconds East for a distance of 327.71 feet to a point;
Thence along a curve to the right having a radius of 194.66 feet and an arc length of 19.82 feet, being subtended by a chord of South 74 degrees 52 minutes 02 seconds East for a distance of 19.81 feet to a point; Thence South 71 degrees 57 minutes 02 seconds East for a distance of 225.97 feet to a point; Thence along a curve to the left having a radius of 583.88 feet and an arc length of 181.08 feet, being subtended by a chord of South 80 degrees 50 minutes 07 seconds East for a distance of 180.35 feet to a point; Thence North 59 degrees 09 minutes 28 seconds West for a distance of 145.17 feet to a point, being the POINT OF BEGINNING, and containing 15.6 acres, more or less, together with and subject to covenants, easements, and restrictions of record; and being more particularly delineated and described on a certain plat prepared for Big Canoe Company, L.L.C. by Cranston, Robertson & Whitehurst, P. C. dated December 26, 2001, to which reference is made for a more complete description of the property, its exact location, metes and bounds.

288

LEGAL DESCRIPTION
BIG CANOE
MAIN GATE NEIGHBORHOOD
AREA C

All that tract or parcel of land lying and being situate in Land Lot 92, 4th District, 2nd Section of Pickens County, Georgia and being more fully described as follows:

Commencing at the common corner of Land Lots 61, 62, 91, 92 in the 4th District, 2nd Section of Pickens County, Georgia, said point having coordinates of N=1,614,523.10 feet and E=463,238.82 feet in the Georgia State Plane System, West Zone, NAD 1927; Thence South 20 degrees 13 minutes 26 seconds West for a distance of 2,383.96 feet to a point, said point being the POINT OF BEGINNING;

Thence North 09 degrees 29 minutes 56 seconds East for a distance of 240.01 feet to a point;
Thence North 41 degrees 49 minutes 30 seconds East for a distance of 263.72 feet to a point;
Thence North 73 degrees 44 minutes 37 seconds East for a distance of 752.26 feet to a point;
Thence North 62 degrees 44 minutes 34 seconds East for a distance of 290.65 feet to a point;
Thence North 45 degrees 30 minutes 50 seconds East for a distance of 100.03 feet to a point;
Thence South 50 degrees 40 minutes 52 seconds East for a distance of 328.14 feet to a point;
Thence South 45 degrees 36 minutes 17 seconds East for a distance of 211.12 feet to a point;
Thence South 73 degrees 49 minutes 51 seconds East for a distance of 128.25 feet to a point;
Thence South 47 degrees 07 minutes 25 seconds East for a distance of 286.22 feet to a point;
Thence South 39 degrees 30 minutes 49 seconds East for a distance of 164.02 feet to a point;
Thence North 71 degrees 57 minutes 02 seconds West for a distance of 173.37 feet to a point;
Thence North 08 degrees 32 minutes 12 seconds East for a distance of 78.46 feet to a point;
Thence North 58 degrees 24 minutes 07 seconds West for a distance of 420.61 feet to a point;
Thence North 63 degrees 09 minutes 12 seconds West for a distance of 161.39 feet to a point;
Thence North 67 degrees 25 minutes 46 seconds West for a distance of 273.39 feet to a point;
Thence South 70 degrees 34 minutes 45 seconds West for a distance of 324.83 feet to a point;
Thence South 60 degrees 38 minutes 49 seconds West for a distance of 226.47 feet to a point;
Thence South 05 degrees 09 minutes 55 seconds West for a distance of 185.94 feet to a point;
Thence South 37 degrees 08 minutes 19 seconds East for a distance of 221.82 feet to a point;
Thence South 74 degrees 12 minutes 55 seconds East for a distance of 204.47 feet to a point;
Thence South 74 degrees 49 minutes 40 seconds East for a distance of 238.05 feet to a point;
Thence South 73 degrees 20 minutes 27 seconds East for a distance of 310.55 feet to a point;
Thence South 81 degrees 58 minutes 15 seconds East for a distance of 284.47 feet to a point;
Thence North 00 degrees 14 minutes 14 seconds East for a distance of 327.72 feet to a point;
Thence along a curve to the right having a radius of 194.70 feet and an arc length of 19.82 feet, being subtended by a chord of South 74 degrees 52 minutes 02 seconds East for a distance of 19.81 feet to a point; Thence South 71 degrees 57 minutes 02 seconds East for a distance of 225.97 feet to a point; Thence along a curve to the left having a radius of 583.84 feet and an arc length of 181.08 feet, being subtended by a chord of South 80 degrees 50 minutes 07 seconds East for a distance of 180.35 feet to a point; Thence along a curve to the left having a radius of 583.83 feet

and an arc length of 91.28 feet, being subtended by a chord of North 85 degrees 48 minutes 04 seconds East for a distance of 91.19 feet to a point; Thence North 81 degrees 19 minutes 20 seconds East for a distance of 186.79 feet to a point; Thence South 34 degrees 31 minutes 07 seconds West for a distance of 23.91 feet to a point; Thence South 62 degrees 11 minutes 00 seconds West for a distance of 389.44 feet to a point; Thence North 56 degrees 26 minutes 28 seconds West for a distance of 385.99 feet to a point; Thence South 00 degrees 20 minutes 41 seconds West for a distance of 540.16 feet to a point; Thence North 89 degrees 40 minutes 30 seconds West for a distance of 30.93 feet to a point; Thence North 57 degrees 10 minutes 53 seconds West for a distance of 350.57 feet to a point; Thence along a curve to the left having a radius of 1482.19 feet and an arc length of 418.21 feet, being subtended by a chord of North 65 degrees 15 minutes 53 seconds West for a distance of 416.83 feet to a point; Thence North 73 degrees 20 minutes 53 seconds West for a distance of 344.40 feet to a point; Thence along a curve to the left having a radius of 868.51 feet and an arc length of 116.12 feet, being subtended by a chord of North 77 degrees 10 minutes 42 seconds West for a distance of 116.03 feet to a point; Thence North 08 degrees 59 minutes 32 seconds East for a distance of 50.00 feet to a point; Thence along a curve to the left having a radius of 918.51 feet and an arc length of 424.63 feet, being subtended by a chord of South 85 degrees 44 minutes 48 seconds West for a distance of 420.86 feet to a point; Thence South 72 degrees 30 minutes 08 seconds West for a distance of 221.60 feet to a point; Thence North 17 degrees 29 minutes 34 seconds West for a distance of 10.00 feet to a point; Thence South 72 degrees 30 minutes 08 seconds West for a distance of 55.85 feet to a point, being the POINT OF BEGINNING, and containing 13.7 acres, more or less, together with and subject to covenants, easements, and restrictions of record; and being more particularly delineated and described on a certain plat prepared for Big Canoe Company, L.L.C. by Cranston, Robertson & Whitehurst, P. C. dated December 26, 2001 to which reference is made for a more complete description of the property, its exact location, metes and bounds.