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Thomas H. Beisswenger, P.C.
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KW

254 Chesterton Dr.
Athens

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CLARKE

THIS INDENTURE, made the 5th day of January, 2007, between California Union Properties, LLC, as party of the first part, hereinafter called Grantor, and Cannon Residential Services, Inc., as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" 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 DOLLARS (\$10.00) 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,

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 217th District, Athens-Clarke County, Georgia, and being known and designated as Lot 14, Block EE, Chatham Park Subdivision, Section One, Phase Three, and being more particularly shown on a survey entitled "Final Plat For: Chatham Park, Section One Corporation, J.R. Holland, Registered Land Surveyor, and recorded in Plat Book 36, page 252, in the Office of the Clerk of the Superior Court of Athens-Clarke County, Georgia, reference to which is hereby made for a more particular description of the property herein conveyed.

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 signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jeanette S. Scott
Witness

[Signature]
Notary Public

California Union Properties, LLC
[Signature] (SEAL)
John A. Myrtales, Managing Member

By: [Signature]
Steven R. Born, his attorney-in-fact

