

PREPARED BY LYNN O. SPARKMAN, ATTORNEY, SPARTA, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WATERFRONT GROUP TENNESSEE, LLC, has this day bargained and sold, and does hereby transfer and convey unto ROBERT S. OSBORNE and wife, CATHERINE ANN OSBORNE, their heirs and assigns, certain real estate which is located in the Third Civil District of DeKalb County, Tennessee, described as follows:

Situated in the Third Civil District of DeKalb County, Tennessee, and being designated as Lot 28, HUNTER'S LANDING SUBDIVISION, as shown on the plat of same of record in Plat 1, Slide 268A, in the Register's Office for DeKalb County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

The property herein conveyed is subject to restrictive covenants which are recorded in Record Book 219, Page 297, in the Register's Office for DeKalb County, Tennessee, and as shown on the map of record in Plat 1, Slide 268A, in the Register's Office for DeKalb County, Tennessee.

Being a portion of the property conveyed to Waterfront Group Tennessee, LLC by warranty deed from Nell Beshearse, surviving spouse of James W. Beshearse, deceased, which appears of record in Record Book 212, Page 758, in the Register's Office for DeKalb County, Tennessee.

This property is subject to all applicable easements, permissive use agreements and restrictions of record in the DeKalb County Register's Office. Also conveyed are all rights in easements and permissive use agreements of record.

This deed was prepared from information provided by the parties herein, and the preparation of this deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

2005 taxes have been pro-rated at closing, and shall be paid by Grantor when due.

SEND TAX NOTICES TO: Robert S. Osborne & wife, Catherine Ann Osborne
9 Rolls Royce Court, N
Palm Coast, FL 32164

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property.

And the said Grantor, for itself and for its heirs, executors and administrators, does hereby covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee-simple of the premises and land above conveyed, and has full power, authority and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and current taxes which are prorated between the parties as of the date of this deed, and that it will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

If Grantor is a corporation or association, this instrument is executed pursuant to lawful authority given by the Board of Directors or Trustees of said corporation or association or otherwise.

Witness my hand, this 18th day of April, 2005.

WATERFRONT GROUP TENNESSEE, LLC

BY: William N. Adkins
WILLIAM N. ADKINS, MANAGING MEMBER

STATE OF TENNESSEE)
)
COUNTY OF WHITE)

Before me, the undersigned authority, a Notary Public, in and for said county and state, personally appeared WILLIAM N. ADKINS, with whom I am personally acquainted, or has proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of Waterfront Group Tennessee, LLC, the within bargainor, and that he as such Managing Member executed the foregoing instrument for the purpose therein contained by signing the name of Waterfront Group Tennessee, LLC, by himself as Managing Member.

Witness my hand and official seal, this 18th day of April, 2005.

Jeri Lynn Holman
NOTARY PUBLIC

My Commission Expires: 6/01/05



STATE OF FLORIDA)
)
COUNTY OF FLAGLER)

The actual consideration or value whichever is greater, for this transfer is \$41,900.00.

Catherine A. Colone
Paul S. Chace

AFFIANT

Sworn to and subscribed before me,
this 21 day of APRIL, 2005.

Dorothy L. Desvouges

NOTARY PUBLIC
DOROTHY L. DESVOUGES

My Commission Expires: 7/07/07



Jeffrey L. McMillen, Register
DeKalb County

Rec #:	80217	Instrument #:	128799
Rec'd:	15.00	Recorded	
State:	155.03	5/4/2005 at 11:11 AM	
Clerk:	1.00	in Record Book	
EDP:	2.00	221	
Total:	173.03	Pgs 288-290	