BOOK 1223 PAGE 0244

THE BOWERS LAW FIRM, L.L.C. 110 EVANS MILL DRIVE SUITE 601 DALLAS, GEORGIA 30157

Polk County, Georgia Real Estate Transfer Tax Paid \$ Date

STATE OF GEORGIA AZ COUNTY OF MICH I COPOL

WARRANTY DEED

CHECK: 2 2264 PT: 000853

THIS INDENTURE made this 19th day of April, 2007, between

N. ELLIS GARDNER and SHANNA GARDNER,

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

MARK J. KALETA and NANCY A. KALETA,

as Joint Tenants with Rights of Survivorship,

as party or 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 consideration (\$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, the following described property:

SEE ATTACHED EXHIBIT A

Book / 223 Page 244

Shorta Wello, Clerk

(Seal)

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 hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

(Seal) SHANNA GARDNER

Motary Public (Seal)

My commission expires

[Attach Notary S HEATHER L ENSIGN - Artz (Seal) m Ex

BOOK 1223 PAGE 0245

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 78 AND 145 IN THE 21ST DISTRICT AND 3RD SECTION OF POLK COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A 3/8 INCH REBAR LOCATED AT THE POINT WHERE LAND LOTS 78, 145, 79 AND 144 INTERSECT; THENCE SOUTH 00 DEGREES 25 MINUTES 11 SECONDS WEST ALONG THE EAST LAND LOT LINE OF LAND LOT 145 A DISTANCE OF 1212.10 FEET TO A 2 INCH SQUARE PIN LOCATED ON THE NORTHERLY RIGHT OF WAY OF COLQUITT ROAD (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 78 DEGREES 32 MINUTES 59 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF COLQUITT ROAD A DISTANCE OF 30.65 FEET TO A 1/2 INCH REBAR; THENCE NORTH 00 DEGREES 25 MINUTES 11 SECONDS EAST A DISTANCE OF 724.18 FEET TO A 1/2 INCH REBAR; THENCE NORTH 89 DEGREES 34 MINUTES 49 SECONDS WEST A DISTANCE OF 30.0 FEET TO A 1/2 INCH REBAR; THENCE NORTH 00 DEGREES 25 MINUTES 55 SECONDS EAST A DISTANCE OF 57.77 FEET TO A 1/2 INCH REBAR; SOUTH 89 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 330.00 FEET TO A 1/2 INCH REBAR LOCATED ON THE EAST LAND LOT LINE OF LAND LOT 78; THENCE SOUTH 00 DEGREES 29 MINUTES 36 SECONDS WEST ALONG THE EAST LAND LOT LINE OF LAND LOT 78 A DISTANCE OF 100.12 FEET TO A 3/8 INCH REBAR AND THE POINT OF BEGINNING. SAID TRACT CONTAINS 5 ACRES.

FOR A MORE DETAILED DESCRIPTION, REFERENCE IS HEREBY MADE TO AND INCORPORATED HEREIN A PLAT AND SURVEY FOR LORETTA BRADSHAW BY ELBERT H. ANGEL, GEORGIA REGISTERED SURVEYOR NO. 1742, SAID PLAT AND SURVEY BEING DATED NOVEMBER 30, 1998.

SUBJECT TO ANY RIGHT OF WAY DEEDS OR OTHER EASEMENTS OF RECORD.

Sheila Wello, Clerk