

Return Recorded Document to:
B. D. MURPHY, III, P.C.
370 WEST STONEWALL AVENUE
FAYETTEVILLE, GA 30214

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

File #: 07-406

This Indenture made this 29th day of June, 2007 between DALLAS E. LYNCH, JR. and LOIS A. LYNCH, of the County of COWETA, State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and REPUBLIC ENTERPRISES, LLC, 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 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

TRACT I ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 154 AND 155 OF THE 7TH DISTRICT, OF ORIGINALLY COWETA, THEN CAMPBELL, NOW FULTON COUNTY, GEORGIA, AND BEING TRACT 8, OF THE J.R. IRWIN PROPERTY SHOWN ON PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 120, PAGE 68, FULTON COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

TRACT II ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 155 OF THE 7TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF BISHOP ROAD (HAVING A 60-FOOT RIGHT-OF-WAY) 861.14 FEET FROM THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF BISHOP ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY OF U. S. HIGHWAY 29; THENCE SOUTH 57 DEGREES 48 MINUTES 40 SECONDS WEST 1,464.56 FEET TO A POINT; RUN THENCE NORTH 02 DEGREES 05 MINUTES 37 SECONDS WEST 346.75 FEET TO A POINT ALONG THE LAND LOT LINE BETWEEN LAND LOT 134 AND LAND LOT 155 OF FULTON COUNTY, GEORGIA; RUN THENCE NORTH 57 DEGREES 48 MINUTES 40 SECONDS EAST 1,290.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF BISHOP ROAD; RUN THENCE SOUTH 32 DEGREES 11 MINUTES 20 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF BISHOP ROAD 300.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING. BEING MORE PARTICULARLY DESCRIBED AS TRACT NO. 7 HAVING TOTAL ACREAGE OF 9.49 ACRES ON PLAT OF SURVEY PREPARED FOR SUSAN WRIGHT BY PEARSON & ASSOCIATES, INC., DATED 8/11/97, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE.

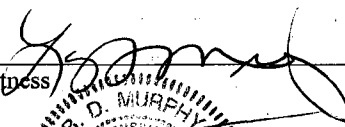
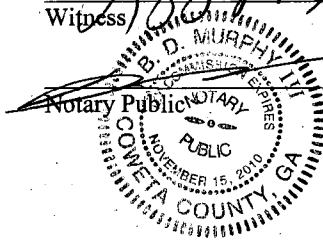
THIS CONVEYANCE IS SUBJECT TO A FIRST SECURITY DEED FROM DALLAS E. LYNCH, JR. AND LOIS A. LYNCH TO FIRST COWETA BANK DATED 6/27/07 AND FILED IN THE DEED RECORDS OF COWETA COUNTY, GEORGIA.

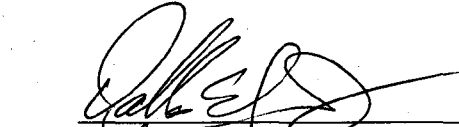

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

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 day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 
Notary Public 

 (Seal)
DALLASE LYNCH JR.
 (Seal)
LOIS A. LYNCH

(Seal)

(Seal)