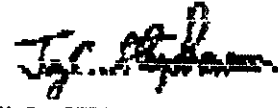


RR



JAY C. STEPHENSON  
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Multi-County

After recording return to:  
Calloway Title & Escrow, LLC  
**David W. Dudley** 2-28453(A)  
4170 Ashford Dunwoody Rd. Ste. 285  
Atlanta, Georgia 30319

[SPACE ABOVE RESERVED FOR RECORDER'S OFFICE]

After recording, return to:  
**Morris, Manning & Martin, L.L.P.**  
1600 Atlanta Financial Center  
3343 Peachtree Road, N.E.  
Atlanta, Georgia 30326  
Attn: Duncan Miller

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made as of the 24 day of September 2012, by and between The Piedmont Bank, as party of the first part, hereinafter referred to as "Grantor," and TPB RE Holdings II LLC, a Delaware limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land lying and being in Land Lot 606, 17th District, 2nd Section, Cobb County, Georgia, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property"). This conveyance is made subject to taxes, easements and restrictions of record including, without limitation, subject only to those matters listed in the attached Exhibit B, attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, SHALL WARRANT and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be signed and sealed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered  
in the presence of:

The Piedmont Bank

Monty H. Matthews  
Unofficial Witness

By: [Signature]

Name: Monty Watson

S. Daya  
Notary Public

Title: Chairman / CEO

[SEAL]

My Commission Expires:

[AFFIX NOTARY SEAL]



EXHIBIT AJC Partners Property:

ALL THAT TRACT or parcel of land lying and being in Land Lot 606, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the point found by the intersection of the northwesterly right-of-way of East West Connector (a variable right-of-way) and the southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad (a 190-foot right-of-way) and thence proceeding southwesterly along said northwesterly right-of-way of East-West Connector along a curve to the right with a radius of 2,028.98 feet an arc distance of 97.89 feet, said arc being subtended by a chord bearing South 58 degrees 44 minutes 17 seconds West a chord distance of 97.88 feet to a point; thence leaving said right-of-way of East-West Connector and proceeding North 29 degrees 52 minutes 47 seconds West a distance of 45.50 feet to an iron pin found; thence proceeding South 60 degrees 26 minutes 20 seconds West a distance of 22.07 feet to an iron pin found; thence proceeding South 29 degrees 14 minutes 32 seconds East a distance of 45.50 feet to an iron pin found on the northwesterly right-of-way of East West Connector; thence proceeding along said northwesterly right-of-way of East-West Connector along an arc of a curve to the right with a radius of 2,028.98 feet an arc distance of 511.80 feet, said arc being subtended by a chord bearing South 67 degrees 59 minutes 02 seconds West a chord distance of 510.45 feet to an iron pin found at the intersection with the common land lot line of Land Lots 547 and 606; thence leaving said northwesterly right-of-way of East-West Connector and running along said common land lot line of Land Lots 547 and 606 North 00 degrees 39 minutes 54 seconds East a distance of 439.47 feet to an iron pin found on the southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad; thence leaving the common land lot line of Land Lots 547 and 606 and proceeding along said southwesterly right-of-way of The Silver Comet Trail South 71 degrees 57 minutes 22 seconds East a distance of 600.99 feet to an iron pin found at the intersection with the northwesterly right-of-way of East-West Connector and the southwest right-of-way of The Silver Comet Trail and the TRUE POINT OF BEGINNING, being unimproved property and containing 3.11 acres, more or less, all as shown as the North Tract on that Survey for J C Partners LLC, Republic Bank of Georgia & Lawyers Title Insurance Corporation, dated February 2, 2007, last revised December 9, 2007, by Christopher A. Evans, G.R.L.S. No. 2784, of Gaskins Surveying Company, Inc. (the "Survey").

TOGETHER WITH:

ALL THAT TRACT or parcel of land lying and being in Land Lot 606, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the southeasterly right-of-way of East-West Connector (a variable right-of-way) and the southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad (a 190-foot right-of-way) and thence proceeding along said southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad South 71 degrees 57 minutes 22 seconds East a distance of 255.06 feet to an iron pin found on the northwesterly right-

of-way of Camp Highland Road (a variable right-of-way); thence proceeding along said northwesterly right-of-way of Camp Highland Road South 15 degrees 17 minutes 17 seconds West a distance of 142.79 feet to an iron pin found; thence continuing along said northwesterly right-of-way of Camp Highland Road along a curve to the right with a radius of 350.71 feet an arc distance of 322.84 feet, said arc being subtended by a chord bearing South 41 degrees 39 minutes 35 seconds West a chord distance of 311.56 feet to an iron pin found; thence leaving said right-of-way of Camp Highland Road and proceeding North 03 degrees 07 minutes 20 seconds West a distance of 151.65 feet to an iron pin found; thence proceeding South 88 degrees 18 minutes 29 seconds West a distance of 89.55 feet to an iron pin found; thence proceeding South 01 degrees 24 minutes 31 seconds West a distance of 117.03 feet to an iron pin found; thence proceeding South 84 degrees 52 minutes 47 seconds West a distance of 3.31 feet to an iron pin found; thence proceeding South 04 degrees 40 minutes 09 seconds East a distance of 31.07 feet to an iron pin found; thence proceeding South 01 degrees 24 minutes 31 seconds West a distance of 42.26 feet to an iron pin found on the northwesterly right-of-way of Camp Highland Road; thence continuing along said northwesterly right-of-way along an arc of a curve to the left with a radius of 530.00 feet an arc distance of 15.76 feet, said arc being subtended by a chord bearing South 77 degrees 29 minutes 24 seconds West a chord distance of 15.76 feet to an iron pin found; thence continuing along said northwesterly right-of-way South 78 degrees 20 minutes 31 seconds West a distance of 6.72 feet to an iron pin found; thence continuing along said right-of-way of Camp Highland Road along an arc of a curve to the left with a radius of 435.00 feet an arc distance of 122.73 feet, said arc being subtended by a chord bearing South 70 degrees 15 minutes 34 seconds West a chord distance of 122.32 feet to an iron pin found; thence continuing along said northwesterly right-of-way of Camp Highland Road South 62 degrees 10 minutes 37 seconds West a distance of 67.06 feet to an iron pin found; thence continuing along said right-of-way North 01 degrees 40 minutes 57 seconds West a distance of 3.31 feet to a point; thence continuing along said right-of-way South 62 degrees 58 minutes 45 seconds West a distance of 127.85 feet to an iron pin found; thence continuing along said northwesterly right-of-way of Camp Highland Road along an arc of a curve to the right with a radius of 419.89 feet an arc distance of 94.97 feet, said arc being subtended by a chord bearing South 69 degrees 27 minutes 31 seconds West a chord distance of 94.77 feet to an iron pin found; thence continuing along said northwesterly right-of-way of Camp Highland Road South 75 degrees 56 minutes 17 seconds West a distance of 101.28 feet to a rebar found; thence leaving said northwesterly right-of-way of Camp Highland Road and proceeding North 01 degrees 02 minutes 29 seconds West a distance of 368.94 feet to an iron pin found; thence proceeding South 88 degrees 17 minutes 35 seconds West a distance of 21.01 feet to a point; thence proceeding North 16 degrees 06 minutes 53 seconds West a distance of 10.82 feet an iron pin found on the southeasterly right-of-way of East-West Connector; thence proceeding northeasterly along said southeasterly right-of-way of East-West Connector along an arc of a curve to the left with a radius of 2,137.98 feet an arc distance of 704.59 feet, said arc being subtended by a chord bearing North 64 degrees 26 minutes 39 seconds East chord distance of 701.41 feet to an iron pin found at the intersection with the southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad and the TRUE POINT OF BEGINNING, bring improved property and containing 6.87 acres, more or less, all as shown as South Tract on the Survey.

**EXHIBIT B**

**Permitted Title Exceptions**

1. All taxes for the year 2013 and subsequent years.
2. Right-of-Way Deed from Judy Ann Forrester Stegall, John Edward Forrester, Charles Wayne Forrester and Rudene Norris Forrester to Cobb County, Georgia, dated January 26, 1990, filed for record February 7, 1991 at 9:53 a.m., recorded in Deed Book 6005, Page 514, Records of Cobb County, Georgia; as re-recorded February 20, 1991 at 2:56 p.m., recorded in Deed Book 6018, Page 139, aforesaid Records.
3. Right of Way Easement Agreement from Charles Wayne Forrester, Judy Ann Forrester Stegall and John Edward Forrester to Colonial Pipeline Company, a Delaware corporation, dated December 26, 1995, filed for record February 27, 1996 at 9:02 a.m., recorded in Deed Book 9436, Page 238, aforesaid Records.
4. Right-of-Way from Rudene Forrester to City of Smyrna, Georgia, dated July 27, 1998, filed for record August 21, 1998 at 3:42 p.m., recorded in Deed Book 11607, Page 148, aforesaid Records.

NOTE: The above item may be removed or modified upon further examination and/or survey review.

5. Permanent Sidewalk Easement from J.C. Partners, LLC to City of Smyrna, dated December 21, 2007, filed for record January 17, 2008 at 9:00 a.m., recorded in Deed Book 14572, Page 6171, aforesaid Records.
6. All those matters as disclosed by that certain plat recorded in Plat Book 4, Page 101, aforesaid Records.