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LOWNDES COUNTY, GA
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Prepared by:

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LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 196.00
DATE 9-20 2006
SARA L. CROW
CLERK SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF LOWNDES

THIS INDENTURE, made and entered into on this 18th day of September, in the year of our Lord Two Thousand Six (2006), by and between ***BROWN CAT DEVELOPMENT, LLP,*** of the County of Lowndes and the State of Georgia, as party of the first part, hereinafter referred to as "Grantor", and ***MIGUEL MARRERO and LUCIA MARRERO,*** of the County of Miami-Dade, and the State of Florida, as parties of the second part, hereinafter referred to as "Grantees". (The words "Grantor" and "Grantee" include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other valuable consideration, 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 Grantees, the following described property:

All that tract or parcel of land containing 2.7088 acres, more or less, located in Land Lot 130 in the 12th Land District of Lowndes County, Georgia, bounded on the east by the original east line of Land Lot 130, on the northwest by a public road known as Tillman Road and on the southwest by a public paved road known as Valdosta-Miller Bridge Road, said tract being in the shape of a triangle and is more particularly described according to a plat of survey made by William H. Branch, surveyor, dated September 13, 1972, which plat is recorded in Plat Book 17, Page 11, public records of said Lowndes County and is by reference incorporated herein for all purposes of description.

Map & Parcel No. 0032-019

NEVERTHELESS, HOWEVER, this deed and the warranties contained herein are subject to the following:

1. Ad valorem taxes for the year 2006 and subsequent years.

2. Applicable restrictive covenants and/or easements of record or in use.

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 Grantees 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 Grantees against the claims of all persons whomsoever.