

MARYANNE MURSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04279 PG 0781
CLERK'S # 2002807942
RECORDED 01/09/2002 01:26:55 PM
DEED DOC TAX 22,640.00
RECORDING FEES 24.00
RECORDED BY S Coatney

RETURN TO:

CHICAGO TITLE INSURANCE CO.
601 S. LAKE DESTINY DRIVE, SUITE 200
MAITLAND, FLORIDA 32751
1002 00050 0LT

This instrument prepared by
(and after recording mail to):
David O. Eldridge, Esq.
Arnall Golden & Gregory, LLP
2800 One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3450

STATE OF FLORIDA

COUNTY OF SEMINOLE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 2nd day of January, 2002, by LAVERNE W. KINGSBURY and wife, JUNE L. KINGSBURY, whose address is 150 Tuskawilla Road, Winter Springs, Florida 32708 (hereinafter collectively referred to as the "Grantor"), to CAPITAL GREEN I, LLC, a Georgia limited liability company, whose address is 216 Seven Farms Drive, Suite 200, Charleston, South Carolina 29492, and whose federal identification number is 57-1126253 (hereinafter referred to as the "Grantee") (Wherever used herein the terms "Grantor" and "Grantee" include all the respective parties to this instrument and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies and corporations.).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain real property situate, lying and being in Seminole County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

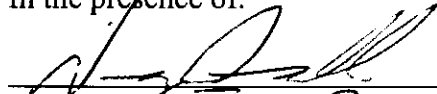
TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

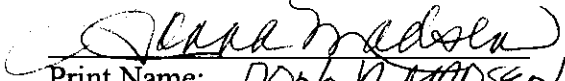
AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against no others. This conveyance is subject to taxes accruing subsequent to 2001, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same, including but not limited to the matters set forth in Exhibit "B" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the persons named herein as "Grantor" have executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

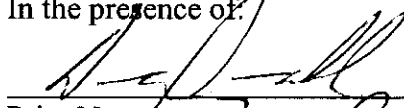
Signed, sealed and delivered
In the presence of:



Print Name: Doug Oswald



LAVERNE W. KINGSBURY


Print Name: DONNA MADSEN

Signed, sealed and delivered
In the presence of:


Print Name: Doug Oswald

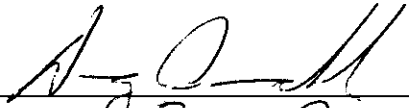

JUNE L. KINGSBURY


Print Name: DONNA MADSEN

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 3rd day of January, 2002, by June L. Kingsbury, who (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.



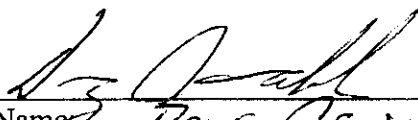
Print Name: Doug Oswald
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

DOUG OSWALD
Notary Public, State of Florida
My comm. exp Mar 30, 2004
Comm No CC923739

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 3rd day of January, 2002, by Laverne W. Kingsbury, who (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.



Print Name: Doug Oswald
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

DOUG OSWALD
Notary Public, State of Florida
My comm. exp Mar 30, 2004
Comm No CC923739

EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF THE UNPLATTED PART OF BLOCK "B" LYING ON THE EAST SIDE OF THE OVIEDO-SANFORD BRICK ROAD, OF D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS: BEGIN AT THE NORTHWEST CORNER, RUN SOUTHEASTERLY ON THE ROAD 520 FEET; NORTH 50° 09' 45" E. 335.54' NORTH 72° 40' 15" W. 618.86' TO POINT OF BEGINNING, SECTION 36, TOWNSHIP 20 SOUTH, RANGE 30 EAST.

ALSO LESS:

THAT PORTION OF STATE ROAD 434 (A/K/A SANFORD-OVIEDO ROAD A/K/A OVIEDO-SANFORD BRICK ROAD) AND TUSKAWILLA ROAD (A/K/A BRANTLEY AVENUE) AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2803, PAGE 1023, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ALSO LESS:

THE NORTH 209.00 FEET OF THE EAST 358.00 FEET OF BLOCK "B" THAT IS ON THE EAST SIDE OF STATE ROAD 434 (A/K/A SANFORD-OVIEDO ROAD A/K/A OVIEDO-SANFORD BRICK ROAD), ON THE WEST SIDE OF TUSKAWILLA ROAD (A/K/A BRANTLEY AVENUE), ON THE SOUTH SIDE OF PLATTED ROAD (A/K/A FIRST STREET) OF D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF BLOCK "B", D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF PLATTED ROAD (A/K/A FIRST STREET) AND TUSKAWILLA ROAD (A/K/A BRANTLEY AVENUE) OF SAID D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP; THENCE RUN N 72° 40' 15" W. ALONG SAID SOUTH RIGHT OF WAY LINE OF PLATTED ROAD (A/K/A FIRST STREET) AND THE NORTH LINE OF BLOCK "B", A DISTANCE OF 358.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF BLOCK "B", N 72° 40' 15" W, 790.81 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF BLOCK "B", RUN S 50° 11' 19" W, 282.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 434 (A/K/A SANFORD-OVIEDO ROAD A/K/A OVIEDO-SANFORD BRICK ROAD), ACCORDING TO FLORIDA

DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, S.R. 434, SEMINOLE COUNTY, FLORIDA, SECTION 77070-2516 AND THAT CERTAIN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 2803, PAGE 1023, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S 39° 59' 35" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1255.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 35.00 AND A CENTRAL ANGLE OF 104° 44' 10" THENCE ALONG SAID CURVE RUN 63.98 FEET TO THE POINT OF TANGENCY THEREOF, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF TUSKAWILLA ROAD (A/K/A/ BRANTLEY AVENUE) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, S.R. 434, SEMINOLE COUNTY, FLORIDA, SECTION 77070-2516 AND THAT CERTAIN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 2803, PAGE 1023, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N 35° 16' 15" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 94.48 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TUSKAWILLA ROAD (A/K/A BRANTLEY AVENUE) AS SHOWN ON D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, RUN N 28° 48' 37" E, 614.65 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N 72° 40' 15" W, 358.00 FEET; THENCE RUN N 28° 48' 37" E, 209.00 TO THE POINT OF BEGINNING.