THIS INSTRUMENT WAS PREPARED BY:
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1990 LAKESIDE PARKWAY SUITE 150
TUCKER, GA 30084

MAP AND PARCEL NUMBERS:
MAP: 45
PARCEL: 46

NEW OWNER:

FAB-CRO PROPERTIES, LLC
10210 GROOMSBRIDGE ROAD
ALPHARETTA, GEORGIA 30022

SEND TAX BILLS TO:

FAB-CRO PROPERTIES, LLC
10210 GROOMSBRIDGE ROAD
ALPHARETTA, GEORGIA 30022

STATE OF GEORGIA
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00

Carla B. Gaines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF SEPTEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: March 29, 2016
(AFFIX SEAL)

ALEX GAINES NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 29, 2016

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF DEKALB

THIS INDENTURE, made the _____ day of **May, 2012**, between **BENJAMIN ~~CROXX~~ CROWDER AND FANNIE CROWDER** as party or parties of the first part, hereinafter called Grantor, and **FAB-CRO PROPERTIES LLC** , as party or parties of the second part, hereinafter called Grantee with (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 one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

SEE EXHIBIT A - PROPERTY DESCRIPTION

~~TO HAVE AND TO HOLD the said tract or parcel of land and appurtenances thereof, to the said Grantee, so that neither the said Grantor nor any person or persons claiming under Grantor shall at any time hereafter, by any means or ways have, claim or demand any right to title to said premises or appurtenances or any rights thereof.~~

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Carla B. Gaines
(Unofficial witness)

Alex Gaines
(Notary Public)

Benjamin L. Crowder (Seal)
BENJAMIN L. CROWDER

Fannie Crowder (Seal)
FANNIE CROWDER

_____ (Seal)

ALEX GAINES NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 29, 2016

EXHIBIT A

Being Tract No. 13 of the Dawson Property, and more particularly described as follows: Beginning at a point in the centerline of a 50 foot ingress and egress easement as it intersects the south line of the Harris A. Gilbert property, as shown in deed of record in Book 4199, Page 868, Register's Office for Davidson County, Tennessee; thence with the south line of Gilbert, North 88 degrees 04 minutes 57 seconds East 1501.88 feet to a set I.P. and M.F.P. in a new pile of rocks in the center of a creek; thence South 61 degrees 02 minutes 16 seconds West 1412.24 feet to an I.P. and M.F.P. on the west side of said creek; thence North 65 degrees 02 minutes 04 seconds West passing through an I.P. and M.F.P. in the east margin of said easement, in all 616.56 feet to a point in the centerline of said easement; thence with the centerline of said easement, North 47 degrees 48 minutes 52 seconds East 300 feet; North 31 degrees 46 minutes 29 seconds East 83.38 feet; and North 15 degrees 08 minutes 31 seconds East 104.66 feet to the beginning, containing 14.040 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

Being the same property conveyed from Sandra K. Howard to Benjamin and Fannie Crowder by Warranty Deed, as recorded in Book 7625, Page 337, Register's Office for Davidson County, Tennessee.