

RETURN RECORDED INSTRUMENT TO:
Hatcher, Stubbs, Land, Hollis & Rothschild, LLP
ATTN: George W. Mize, Jr. (wpe)
233 12th Street, Suite 500
Columbus, GA 31901

Deed Doc: TRSD
Recorded 12/07/2012 10:46AM
Georgia Transfer Tax Paid : \$277.60
STACY E. HARALSON
Clerk Superior Court, HARRIS SUPERIOR COURT
Bk 01270 Pg 0283-0286

STATE OF GEORGIA
COUNTY OF MUSCOGEE

TRUSTEES' DEED OF SALE

THIS INDENTURE, made and entered into as of the 30th day of November, 2012, between SARAH HARDAWAY HUGHSTON, MASON H. LAMPTON, C. DEXTER JORDAN, and DAVID E. MOSS, as Co-Trustees of the JACK C. HUGHSTON FAMILY TRUST established for the benefit of SARAH HARDAWAY HUGHSTON under Item Three of the Last Will and Testament of JACK C. HUGHSTON, hereinafter collectively known and designated as "Grantor", and HUGHSTON'S HAYFIELDS, LLC, a Georgia limited liability company, hereinafter known and designated as "Grantee":

WHEREAS, JACK C. HUGHSTON ("Decedent") died testate a resident of Harris County, Georgia, on September 6, 2004, leaving a Last Will and Testament dated May 3, 2001 ("Will"); and

WHEREAS, Decedent's Will was duly probated in solemn form on September 24, 2004, in the Probate Court of Harris County, Georgia; and

WHEREAS, SARAH HARDAWAY HUGHSTON, MASON H. LAMPTON, C. DEXTER JORDAN, and DAVID E. MOSS are the duly qualified and acting Co-Trustees under the Trust established under Item Three of the Will (the "Trust"); and

WHEREAS, the Trust has not been terminated or revoked, and the hereinafter described property remains in the Trust and subject to the provisions thereof; and

WHEREAS, pursuant to Item Twenty of the Will, Grantor has the power to sell the hereinafter described property, without court order, at public or private sale, for such price and upon such terms and conditions as Grantor may deem proper; and

WHEREAS, all of the debts and taxes of Jack C. Hughston, the Estate of Jack C. Hughston, deceased, and the Trust have been paid or amply provided for, and federal and state estate taxes cannot constitute a lien against the hereinafter described property;

NOW, THEREFORE, pursuant to the power of sale vested in Grantor under Item Twenty of the Will, Grantor, for and in consideration of the sum of Two Hundred Seventy-Seven Thousand Five Hundred Sixty-Three and 40/100ths Dollars (\$277,563.40) in hand paid at and before the sealing and

delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Grantee and Grantee's heirs, executors, administrators, successors and assigns, as the case may be, the following described property, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is hereby made subject to all valid and enforceable restrictive covenants and easements of record applicable thereto; and subject, also, to all valid and enforceable zoning ordinances and regulations applicable thereto so long as said ordinances and regulations remain in full force and effect.

TO HAVE AND TO HOLD, the said bargained premises unto Grantee and Grantee's heirs, executors, administrators, successors and assigns, as the case may be, in as complete a manner as Grantor, as Trustee aforesaid, had and held the same.

IN TESTIMONY WHEREOF, Grantor has hereunto caused this Deed to be executed, under seal, on the day and year first above written.

THE JACK C. HUGHSTON FAMILY TRUST,
ESTABLISHED FOR THE BENEFIT OF SARAH
HARDAWAY HUGHSTON UNDER ITEM THREE OF
THE LAST WILL AND TESTAMENT OF JACK C.
HUGHSTON

Sarah H. Hughston (L.S.)
Sarah Hardaway Hughston, Co-Trustee

Mason H. Lampton Trustee (L.S.)
Mason H. Lampton, Co-Trustee

C. Dexter Jordan (L.S.)
C. Dexter Jordan, Co-Trustee

David E. Moss (L.S.)
David E. Moss, Co-Trustee

Signed, sealed and delivered in the
presence of:

Beef
Witness

[Signature]
Notary Public

(NOTARY SEAL)

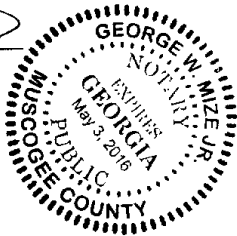


EXHIBIT "A"

TRACT 1:

All that tract or parcel of land lying and being in Land Lots 118 and 139 of the 18th Land District of Harris County, Georgia, containing 160.170 acres, and being the same land shown on a plat of survey entitled "Plat of the Henry Meredith Estate, Harris County, Georgia, 18th Land District 696 GMD," said plat was prepared by Hugh P. Riley, Registered Land Surveyor, dated December 23, 1964. One copy of which plat is recorded in Plat Book 2 at Page 163, in the Office of the Clerk of Superior Court of Harris County, Georgia, to which reference is hereby made for a more complete and particular description of said land, which is designated as Tract 1 thereon.

Less and except all that property lying south of the north line of that property shown as parcel 1-B on map 63 of the records of the Tax Assessor of Harris County, Georgia.

This is a portion of that property conveyed to Dr. Jack C. Hughston from Eddie Meredith by Warranty Deed dated January 25, 1965, as recorded in Deed Book 40 at Page 367 of the Harris County, Georgia deed records. It is also known as Parcel 1-A on Map 63 in the office of the Tax Assessor of Harris County, Georgia.

TRACT 2:

Any and all interest, of whatsoever kind and nature, which Elizabeth Meredith Walker Rutherford, formerly known as Elizabeth Walker, owned or had in and to any real property located in Land Lots 107, 118 and 139 of the 18th Land District of Harris County, Georgia, to include, but not be limited to, the real properties now or heretofore owned by Henry Meredith, being Elizabeth Meredith Walker Rutherford's grandfather, and Willis Meredith, being Elizabeth Meredith Walker Rutherford's father, and in which real properties Elizabeth Meredith Walker Rutherford, formerly known as Elizabeth Walker, acquired title or an interest: (i) individually, from one or more of the heirs-at-law of Henry Meredith, together with her former husband, John D. Walker, or (ii) as an heir-at-law of Henry Meredith and/or of Willis Meredith. Such real properties are more particularly denominated as Parcel 063-001, 063-001A, 063-001B, 063-001C, 063-002, 063-003, 063-004, and 063-006 in the Tax Records of Harris County, Georgia, and are more particularly described as follows, to-wit:

Parcel 1:

All that tract or parcel of land lying and being in Land Lots 118 and 139 of the 18th Land District of Harris County, Georgia being designated as Tract 1 as more particularly described according to that plat of survey entitled "Plat of the Henry Meredith Est." prepared by Hugh P. Riley, Registered Land Surveyor, dated December 23, 1964, as recorded in Plat Book 2 at Page 163 of the Harris County, GA deed records. Said plat is herewith incorporated by reference for a more complete and accurate description. Said Tract 1 is shown to contain 160.170 acres on the referenced plat.

Parcel 2:

All that tract or parcel of land lying and being in Land Lot 118 of the 18th Land District of Harris County, Georgia being designated as Tract 2 as more particularly described according to that plat of survey entitled "Plat of the Henry Meredith Est." prepared by Hugh P. Riley, Registered Land Surveyor, dated December 23, 1964, as recorded in Plat Book 2 at Page 163 of the Harris County,

GA deed records. Said plat is herewith incorporated by reference for a more complete and accurate description. Said Tract 2 is shown to contain 2.530 acres on the referenced plat.

Parcel 3:

All that tract or parcel of land lying and being in Land Lot 118 of the 18th Land District of Harris County, Georgia being designated as Tract 3 as more particularly described according to that plat of survey entitled "Plat of the Henry Meredith Est." prepared by Hugh P. Riley, Registered Land Surveyor, dated December 23, 1964, as recorded in Plat Book 2 at Page 163 of the Harris County, GA deed records. Said plat is herewith incorporated by reference for a more complete and accurate description. Said Tract 3 is shown to contain 6.250 acres on the referenced plat.

Parcel 4:

All that tract or parcel of land lying and being in Land Lot 118 of the 18th Land District of Harris County, Georgia being designated as Tract 4 as more particularly described according to that plat of survey entitled "Plat of the Henry Meredith Est." prepared by Hugh P. Riley, Registered Land Surveyor, dated December 23, 1964, as recorded in Plat Book 2 at Page 163 of the Harris County, GA deed records. Said plat is herewith incorporated by reference for a more complete and accurate description. Said Tract 4 is shown to contain 2.530 acres on the referenced plat.

Parcel 5:

All that tract or parcel of land lying and being in Land Lot 107 of the 18th Land District of Harris County, Georgia, containing 45 acres of land, more or less, and bounded now or formerly as follows: On the North by lands of the estate of Henry Meredith, on the east by lands of Lonnie Jenkins, on the south by lands of Lonnie Jenkins and on the west by lands of B. Rothschild and known as part of the Joe McKay property and being the same land described in the deed from Bennie Garry to Stephen Turpin and Diana Turpin, recorded in Deed Book 6, Page 207 of the deed records of said County.

Tract 2 and Parcels 1, 2, 3, 4, and 5 thereof are the same identical properties conveyed by Elizabeth Meredith Walker Rutherford, formerly known as Elizabeth Walker, to Sarah Hardaway Hughston, as Executor of the Estate of Jack C. Hughston by virtue of that certain Warranty Deed, dated September 27, 2005, and duly recorded on September 28, 2005, in Deed Book 841, Page 128, in the Office of the Clerk of the Superior Court of Harris County, Georgia, and include, in whole, or in part, the property described in Tract 1.

Such lots, tracts or parcels of land shall include all improvements, timber, plants, trees, and shrubbery located thereon or therein, hereinafter, collectively, "Property".