

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

Deed Doc: QCD
Recorded 12/07/2012 10:58AM
Georgia Transfer Tax Paid : \$0.00
STACY K. HARALSON
Clerk Superior Court, HARRIS SUPERIOR COURT
Re 01270 Pg 0311-0316

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF MUSCOGEE

KNOW ALL MEN BY THESE PRESENTS, that **SARAH HARDAWAY HUGHSTON** ("Grantor"), for and in consideration of the sum of One Dollar (\$1.00) to her in hand paid by **HUGHSTON'S HAYFIELDS, LLC**, a Georgia limited liability company ("Grantee"), at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has quitclaimed, remised, released and conveyed, and does by these presents quitclaim, remise, release and convey, unto the said Grantee the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IN TESTIMONY WHEREOF, Grantor has hereunto set Grantor's hand and seal this 30 day of November, 2012.

Sarah H. Hughston (L.S.)
Sarah Hardaway Hughston

Signed, sealed and delivered in the
presence of:

[Signature]
Witness

[Signature]
Notary Public
My Commission Expires: _____

(NOTARY SEAL)

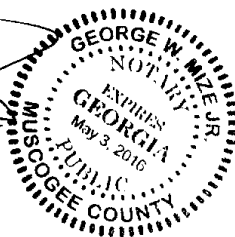


EXHIBIT "A"

100% OWNED PROPERTY

PARCEL ONE: (LL 104 & LL 105)

All those lots, tracts and parcels of land situate, lying and being in Land Lots 104 and 105 of the 18th Land District, Harris County, Georgia, and being more particularly described as "**TRACT 1, 21.611 Ac.±**" and as "**TR. 2, 2.98 Ac**" on that certain map or plat entitled "Plat of the Property of Jack C. Hughston, 18th Land District, Harris County, Georgia," dated April 2, 1980, last revised March 23, 2001, prepared by Hugh Riley & Associates, and recorded in Plat Book 25, Page 115, in the Office of the Clerk of the Superior Court of Harris County, Georgia, to which map or plat reference is made for the particular location and dimensions of said tracts. The above tracts total 24.591± acres.

PARCEL TWO: (LL 119 - L&E 43.00 Ac. & 0.575 Ac.)

All that tract or parcel of land situate, lying and being in the State of Georgia, County of Harris and in the 18th Land District of said county, and being known and designated as All of Land Lot One Hundred Nineteen (119).

Less and Except: All of the above-described Parcel Two set forth in that certain Limited Warranty Deed from the Jack C. Hughston Family Trust to SunTrust Bank, As Trustee F/B/O Ann Foley Hughston U/A/W Frank D. Foley (Sr.) dated November 26, 1965, said deed being dated December 5, 2007, and recorded in Deed Book 1007, Page 162, in the Office of the Clerk of the Superior Court of Harris County, Georgia, being 43.00 acres, more or less.

Less and Except: All of the above-described Parcel Two set forth in that certain Rural Post Roads Right of Way Deed from Jack C. Hughston to Harris County, Georgia, dated April 18, 1986, and recorded in Deed Book 144, Page 157, in the Office of the Clerk of the Superior Court of Harris County, Georgia, being 0.575 acres, more or less.

PARCEL THREE: (LL 106 - sliver)

To reach the point of beginning start at the iron pin marking the common corner of Land Lots 119, 120, 106 and 105, 18th Land District, Harris County, Georgia, and run thence South 89 degrees, 36 minutes, 00 seconds West along the north line of Land Lot 106, a distance of 448.98 feet to an iron pin which marks the True Point of Beginning and from said True Point of Beginning run thence South 89 degrees 36 minutes 00 seconds West 766.65 feet to an iron pin; thence run South 24 degrees 45 minutes 00 seconds West a distance of 866.20 feet to an iron pin located on the northeasterly margin of Ripshin Road; thence run South 59 degrees 17 minutes 45 seconds East along the curving northeasterly margin of Ripshin Road a chord distance of 530.67 feet to an iron pin; thence run South 67 degrees 23 minutes 22 seconds East along the northeasterly margin of Ripshin Road a distance of 486.38 feet to an iron pin; thence run North 16 degrees 45 minutes 59 seconds West a distance of 318.15 feet to an iron pin; thence run North 04 degrees 59 minutes 37 seconds East a distance of 335.03 feet to an iron pin; thence run North 16 degrees 30 minutes 10 seconds East a distance of 277.38 feet to an iron pin; thence run North 41 degrees 25 minutes 00 seconds East a distance of 279.91 feet to an iron pin; thence run North 09 degrees 28 minutes 31 seconds East a distance of 137.57 feet to the iron pin marking the Point of Beginning. The foregoing described property is shown as Tract 1, 18.40 Ac. on a plat of the property of Jack C. Hughston, 18th Land District, Harris County, Georgia, prepared by Hugh Riley & Associates, dated March 23, 1970, and revised June 14, 1989.

Less and Except: All of the above-described Parcel Three set forth in that certain Limited Warranty Deed from the Jack C. Hughston Family Trust to SunTrust Bank, As Trustee F/B/O Ann Foley Hughston U/A/W Frank D. Foley (Sr.) dated November 26, 1965, said deed being dated December 5, 2007, and recorded in Deed Book 1007, Page 162, in the Office of the Clerk of the Superior Court of Harris County, Georgia, being 43.00 acres, more or less.

PARCEL FOUR: (LL 138 - 23.683 Ac)

All that tract or parcel of land situate, lying and being in Land Lot 138 of the 18th Land District, Harris County, Georgia, and being more particularly described as "23.683 Acres" on a map or plat entitled "Survey of Land Lot 119, and Part of Land Lot 138, 18th District, Harris County, Georgia," dated September 27, 1967, revised December 9, 1967, made by Lon E. Williamson, C.E., and recorded in Plat Book 3 at Page 21, in the Office of the Clerk of the Superior Court of Harris County, Georgia.

This is the same property shown as Parcel Two on that Warranty Deed to Jack C. Hughston dated August 27, 1981, as recorded in Deed Book 106 at Page 836, in the Office of the Clerk of the Superior Court of Harris County, Georgia. It is also known as a portion of Parcel 24 on Map 66 in the office of the Tax Assessor of Harris County, Georgia.

PARCEL FIVE: (LL 151 - 140 Ac. & LL 138 - 62.5 Ac.)

All those tracts or parcels of land situate, lying and being in Land Lots 138 and 151, of the 18th Land District, Harris County, Georgia, and being more particularly described with the following metes and bounds, to-wit:

A certain tract of land containing 202-1/2 acres, more or less, being comprised of 140 acres, more or less, in said Land Lot 151 in said 18th Land District of said county, and 62-1/2 acres, more or less, lying in the northwest corner of said Land Lot 138, in said 18th Land District of said county, and bounded, now or formerly, as follows: On the north by public road leading from old Thomason place, on the west by the old Holland and Roberts places, on the south by Standing Boy Creek and lands of the Estate of Mrs. Lucy F. McFarlan, and on the east by lands of Estate of Mrs. Lucy F. McFarlan, and known as the Crawford place, being the same property conveyed to O.B. Stutts by Roy Butts, Guardian of William McFarlan, by deed dated November 24, 1941, and recorded in Deed Book 13, Folio 96, in the Office of the Clerk of the Superior Court of Harris County, Georgia, which deed was made pursuant to the authority granted by an order of the Judge of the Superior Court of Harris County, Georgia, on the 8th day of November, 1941.

This is the same property shown as Parcel 1 on that warranty deed to Dr. Jack C. Hughston dated July 9, 1957, as recorded in Deed Book 29 at Page 278 of the Harris County, Georgia deed records. It is also known as a portion of Parcel 24 on Map 66 in the office of the Tax Assessor of Harris County, Georgia.

PARCEL SIX: (LL 138 - L&E 20± Ac.)

All of Land Lot 138 lying and situate in the 18th Land District of Harris County, Georgia, in addition to the 62-1/2 acres of Land Lot 138 described in Parcel Five above, said tract of land containing 150 acres, more or less, being the same property conveyed to O.B. Stutts by Roy Butts, Administrator de bonis non cum testamento annexo of the Estate of Mrs. Lucy Foster McFarlan, by deed dated March 19, 1942, and recorded in Deed Book 13, Folio 228, in the Office of the Clerk of the Superior Court of Harris County, Georgia.

Less and Except: 20± acres of land in the Southwest corner of Land Lot 138, 18th District of Harris County, Georgia, leaving in said Land Lot 138, 182-1/2 acres of land, more or less. Said 20 acres is separated from the remainder of said Land Lot 138 by a fence.

This is the same property shown as Parcel 2 on that warranty deed to Dr. Jack C. Hughston dated July 9, 1957, as recorded in Deed Book 29 at Page 278 of the Harris County, Georgia deed records. It is also known as a portion of Parcel 24 on Map 66 in the office of the Tax Assessor of Harris County, Georgia.

PARCEL SEVEN: (LL 151 - 0.6 Ac.)

All that tract or parcel of land situate, lying and being in Land Lot 151 of the 18th Land District of Harris County, Georgia, and being designated as "TR.3., 0.6 A" on a map or plat prepared by E.M.

Smith, Dalton, Georgia, Registered Land Surveyor 923, recorded in Plat Book 1 at Page 203, in the Office of the Clerk of the Superior Court of Harris County, Georgia, and being more particularly described as follows:

Beginning at a point on the west line of a 20-foot lane proceeding southerly from a public road known as Holland Road, as shown upon said map or plat; thence running westerly along the south line of said Holland Road a distance of 206 feet to a point; thence running south a distance of 100 feet to a point; thence running east a distance of 250 feet to a point located on the west line of said 20-foot lane; thence running northerly along the west line of said 20-foot lane, as shown upon said map, a distance of 155 feet to the point of beginning.

This is the identical property conveyed to Jack C. Hughston from B. F. Cotton by warranty deed dated June 17, 1957, as recorded in Deed Book 28 at Page 378 of the Harris County, Georgia deed records. It is also known as a portion of Parcel 24 on Map 66 in the office of the Tax Assessor of Harris County, Georgia.

PARCEL EIGHT: (LL 151 - 1.2 Ac.)

All that tract or parcel of land situate, lying and being in Land Lot 151 of the 18th Land District of Harris County, Georgia, and being designated as "TR.1., 1.2 A." on a map or plat prepared by E.M. Smith, Dalton, Georgia, Registered Land Surveyor 923, recorded in Plat Book 1, at Page 203, in the Office of the Clerk of the Superior Court of Harris County, Georgia; and being more particularly described as follows:

BEGINNING at the northeast corner of the property of H.G. McGill, deceased, where said corner intersects the south line of a public road known as Holland Road; thence running westerly along the southerly line of said Holland Road a distance of 350 feet to a point marking the west line of a twenty-foot lane; thence running southwesterly along said twenty-foot lane a distance of 155 feet to a fence; thence running east a distance of 293 feet to the east line of the property of H.G. McGill, deceased; thence running north along the east line of the property of H.G. McGill, deceased, a distance of 222 feet to the point of beginning.

This is the same property shown as Parcel 1 on that warranty deed to Jack C. Hughston from John D. Thompson dated April 11, 1958, as recorded in Deed Book 30 at Page 68 of the Harris County, Georgia deed records. It is also known as a portion of Parcel 24 on Map 66 in the office of the Tax Assessor of Harris County, Georgia.

The above Parcels Two through Eight are incorporated in and further shown as "Tract 'A'", "Tract 'B'" and "Tract 'C'" on that certain unrecorded map or plat entitled "Survey for Jack C. Hughston Family Trust, Being in Land Lots 106, 119, 138 and 151, 18th District, Harris County, Georgia," dated July 25, 2007, last revised (Tracts A & B) May 18, 2009, and prepared by William A. White-Surveyor.

FRACTIONALLY OWNED PROPERTY

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".