

After recording please return to:
 Chatham & Rea
 Attorneys at Law
 255 North Main St.
 Ellijay, GA 30540

Pickens County, Georgia
 Real Estate Transfer Tax
 Paid \$ 250.00
 Date 2-2-07
Gail Brown
 Gail Brown Clerk of Superior Court

PICKENS COUNTY FILED FOR RECORD ON
 THE 2 DAY OF Feb 2007
 11:30 A.M. RECORDED THIS 2 DAY OF
Feb 2007 BOOK NO 56 PAGE 195
 GAIL BROWN CSC
 196

File #61118-AMRO

STATE OF GEORGIA

[Space above this line for Recording Information]

COUNTY OF PICKENS

WARRANTY DEED

THIS INDENTURE made this 24th day of January, 2007, between

BIG CANOE COMPANY, LLC

of the County of Pickens and State of Georgia of the first part, and

AMRO, LLC

of the County of Gilmer and State of Georgia of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) DOLLARS, and other good and 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 and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all the following described property, to wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT 'A' ATTACHED HERETO.

TO HAVE AND TO HOLD, the said bargained premises, together 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 **AMRO, LLC**, the said party of the second part, its successors and assigns, forever in **FEE SIMPLE**.

And the said party of the first part for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set its hand and affixed their seal the day and year first above written.

BIG CANOE COMPANY, LLC
 a South Carolina Limited Liability Company

BY: Member
THE BYRNE CORPORATION,
 a Georgia Corporation

BY: *Michael B. Rhodes*
 Michael B. Rhodes

ITS: Sales Director

Signed, sealed and delivered
 in the presence of:

Bruce Moten
 (Witness)

Andrew M. [Signature]
 Notary Public
 My commission expires: 2/3/07



EXHIBIT 'A'**Legal Description**

All that tract or parcel of land lying and being in Land Lot 27, 4th District, 2nd Section of Pickens County, Georgia, consisting of 3.76 acres and being designated as Lot 7347, as shown on a Plat of Survey for The Bluffs at Ridgeview. Said plat, dated January 10, 2007, prepared by Wayne Swann, Georgia Registered Land Surveyor No. 2410, is recorded in Plat Book UU, Page 43, Pickens County, Georgia Records, with reference made thereto for the purpose of incorporating the same.

This conveyance is made subject to the following:

1. General Declaration of Covenants and Restrictions of the Big Canoe Property Owners Association and Big Canoe Corporation dated October 9, 1972, as recorded in Deed Book 23, Pages 162-198, Pickens County, Georgia Records.
2. Amended and Restated General Declaration of Covenants and Restrictions of the Big Canoe Property Owners Association and Big Canoe Company dated March 26, 1988, as recorded in Deed Book 139, Pages 390-437, Pickens County, Georgia Records.
3. Amendment to the Amended and Restated General Declaration of Covenants and Restrictions dated January 7, 2005, as recorded in Deed book 628, Pages 67-81, Pickens County, Georgia Records.
4. Supplementary Declaration of Covenants and Restrictions with Respect to Additional Properties dated January 19, 2007, as recorded in Deed Book 753, Pages 353-356, Pickens County, Georgia Records.

The above-described property is a portion of the same property conveyed by Warranty Deed dated July 5, 2005, from Troy L. Ledbetter to Big Canoe Company, LLC, as recorded in Deed Book 656, Page 488, Pickens County, Georgia Records.