

THIS INSTRUMENT PREPARED BY:
MURRAY M. WADSWORTH, JR., Attorney
1300 Thomaswood Drive
Tallahassee, FL 32308
(850) 385-0070

Inst:0000210870 Date:05/13/2004 Time:13:34
Doc Stamp-Deed : 3360.00
DC, Brent Thurmond, WAKULLA County B:537 P:724

WARRANTY DEED

THIS WARRANTY DEED is made on May 7, 2004, by **National Franchise Development Group, Inc.**, a Florida corporation, whose mailing address is 220 John Knox Road, Suite 4, Tallahassee, Florida 32303, (hereinafter called the "Grantor"), to **Lane P. Smith and Fraser M. Smith**, husband and wife, whose mailing address is 240 John Knox Road, Suite 200, Tallahassee, Florida 32303 (hereinafter called the "Grantee"). The terms "Grantor" and "Grantee" shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include the masculine, feminine or neuter genders, where appropriate.

WITNESSETH:

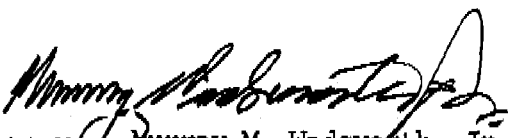
The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever, the property located in Wakulla County, Florida, and more particularly described in Exhibit "A" attached hereto.

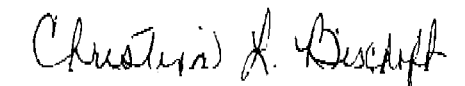
SUBJECT to covenants, easements and restrictions of record, if any, and ad valorem taxes for the year 2004 and subsequent years.

And the Grantor does hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal on the
day and year first above written.

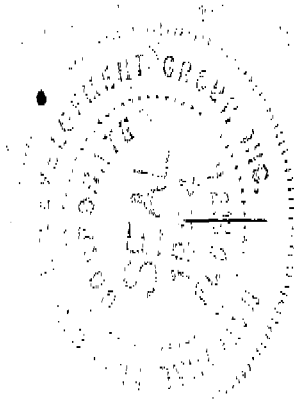
WITNESSES:


Print Name: Murray M. Wadsworth, Jr.


Print Name: Christina L. Bischoff

National Franchise Development Group,
Inc.

By 
J. Perry Erwin III
Its President



STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 7th day of May, 2004, by J. Perry Erwin III as President of National Franchise Development Group, Inc., a Florida corporation, on behalf of the corporation.

- ☒ He is personally known to me; or
☐ He has produced his Florida Drivers License as identification


NOTARY PUBLIC

Print Name:

My Commission Expires



Christina L. Bischoff
MY COMMISSION # DD222839 EXPIRES
July 26, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

Inst:0000210870 Date:05/13/2004 Time:13:34

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DC, Brent Thurmond, WAKULLA County B:537 P:725

Commence at a concrete monument marking the intersection of the Easterly boundary of Section 25, Township 4 South, Range 2 West, Wakulla County, Florida with the Southeasterly right of way boundary of U.S. Highway Number 98; thence South 59 degrees 52 minutes 17 seconds East 134.79 feet; thence South 30 degrees 07 minutes 43 seconds West 29.94 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING, run South 30 degrees 05 minutes 00 seconds West 80.21 feet; thence South 59 degrees 56 minutes 24 seconds East 105.00 feet; thence North 30 degrees 05 minutes 00 seconds East 79.91 feet; thence North 59 degrees 46 minutes 22 seconds West 105.00 feet to the POINT OF BEGINNING.

TOGETHER WITH A 52% UNDIVIDED FEE INTEREST AS A TENANT IN COMMON IN THE FOLLOWING COMMON AREA:

Begin at a concrete monument marking the intersection of the Easterly boundary line of Section 25, Township 4 South, Range 2 West, Wakulla County, Florida and the Southeasterly right of way of U.S. Highway Number 98 said point being the POINT OF BEGINNING; thence run South 59 degrees 52 minutes 17 seconds East 272.44 feet to a concrete monument; thence South 00 degrees 06 minutes 35 seconds East 231.93 feet to a rod and cap; thence North 59 degrees 57 minutes 04 seconds West 389.00 feet to a concrete monument lying on the Southeasterly right of way of U.S. Highway Number 98; thence run along said right of way North 30 degrees 04 minutes 31 seconds East 200.92 feet to the POINT OF BEGINNING.

Less and except:

Parcel A:

Commence at a concrete monument marking the intersection of the Easterly boundary of Section 25, Township 4 South, Range 2 West, Wakulla County, Florida with the Southeasterly right of way boundary of U.S. Highway Number 98; thence South 59 degrees 52 minutes 17 seconds East 134.79 feet; thence South 30 degrees 07 minutes 43 seconds West 29.94 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING, run South 30 degrees 05 minutes 00 seconds West 80.21 feet; thence South 59 degrees 56 minutes 24 seconds East 105.00 feet; thence North 30 degrees 05 minutes 00 seconds East 79.91 feet; thence North 59 degrees 46 minutes 22 seconds West 105.00 feet to the POINT OF BEGINNING.

Less and except:

Parcel B:

Commence at a concrete monument marking the intersection of the Easterly boundary of Section 25, Township 4 South, Range 2 West, Wakulla County, Florida with the Southeasterly right of way boundary of U.S. Highway Number 98; thence run along said right of way South 30 degrees 04 minutes 31 seconds West 200.92 feet to a concrete monument; thence leaving said right of way run South 59 degrees 57 minutes 04 seconds East 134.81 feet; thence North 30 degrees 02 minutes 56 seconds East 15.29 feet for the POINT OF BEGINNING; thence from said POINT OF BEGINNING run, North 30 degrees 09 minutes 29 seconds East 72.03 feet; thence South 59 degrees 56 minutes 24 seconds East 105.00 feet; thence South 30 degrees 09 minutes 29 seconds West 72.33 feet; thence North 59 degrees 46 minutes 22 seconds West 105.00 feet to the POINT OF BEGINNING, containing 0.1740 acres more or less.

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EXHIBIT "A"

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