

This Instrument Prepared by & return to:
Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.
Daniel E. Manausa, Esq.
Smith, Thompson, Shaw & Manausa, P.A.
Address: Telephone: 850-926-3352, 14 Medallion Lane
Crawfordville, FL 32327
20070388WAK
Parcel I.D. #: 00-00-077-306-10297-A47

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 23rd day of February, A.D. 2007, by BRACKENCHASE BUILDERS, INC., A FLORIDA CORPORATION, having its principal place of business at 3031 ELIZA ROAD, BLDG 4, SUITE 1, TALLAHASSEE, FL 32308, hereinafter called the grantor, to RICHARD B. URWICK and WANDA M. URWICK, HUSBAND AND WIFE, whose post office address is 1713 KATHRYN DRIVE, TALLAHASSEE, FL 32308, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Wakulla County, State of Florida, viz:

LOT 47, VILLAS AT COVINGTON PARK, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 13, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

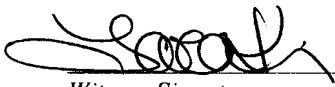
Subject to taxes for the year 2007 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold the same in fee simple forever.

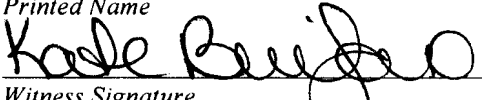
And the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature

Tara Kieser
Printed Name


Witness Signature

Kate Burlingame
Printed Name

State of Florida
County of Leon

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared STEVEN LIEDY known to me to be the TREASURER of BRACKENCHASE BUILDERS, INC., the corporation in whose name the foregoing instrument was executed and that he/she acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: PERSONALLY KNOWN as identification and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 23rd day of February, A.D. 2007.

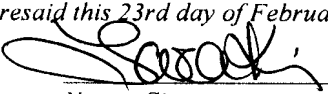
Notary Public Rubber Stamp Seal



BRACKENCHASE BUILDERS, INC.

By:  L.S.
Name: STEVEN LIEDY
Title: TREASURER

Address:
3031 ELIZA ROAD, BLDG 4, SUITE 1,
TALLAHASSEE, FL 32308


Notary Signature

Printed Notary Signature