

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Goodrich Baptist Church, n/k/a Creekside Baptist Church** (the "Grantor"), in the State aforesaid, for and in consideration of the sum of Nine Hundred Thousand and 00/100 (\$900,000.00) Dollars, to it in hand paid by **Ansonborough Square Limited Partnership**, a South Carolina limited partnership, and **Franklin Ventures, LLC**, a South Carolina limited liability company (together, the "Grantees"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said Grantees, their respective successors and assigns forever, as tenants in common, the real property described on the attached Exhibit A which is incorporated herein by reference (the "Premises"), in and according to the following undivided percentage interests:

| <u>Grantee</u> | <u>Undivided Tenant-in-Common Interest in Premises</u> |
|---|--|
| Ansonborough Square Limited Partnership | Fifty-two and 77/100 (52.77%) percent |
| Franklin Ventures, LLC | Forty-seven and 33/100 (47.33%) percent |

A portion of TMS# 259-00-01-006

Grantees Address: 78 Wentworth Street
 Charleston, South Carolina 29401

FILED, RECORDED, INDEXED
 12/30/2004 10:59:48AM
 Rec Fee: 10.00 St Fee: 2340.00
 Co Fee: 990.00 Pages: 4
 Issued to: HAGOOD & KERR PA
 Register of Deeds Berkeley Co., SC
 Cynthia B. Forte

RECEIVED
 12/30/2004
 ASSESSOR
 BERKELEY COUNTY SC
 JANET BROWN JURDOKO
 AUDITOR BERKELEY COUNTY SC

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned,

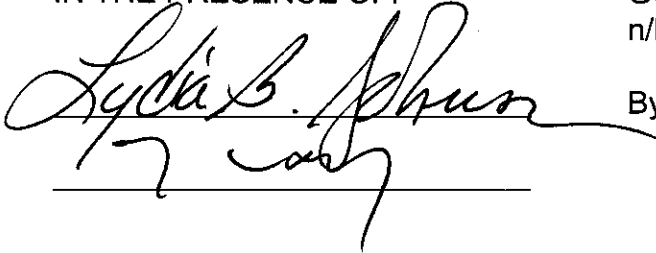
unto the said Grantees, their respective successors and assigns forever.


AND Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said Premises unto said Grantees, their respective successors and assigns, against Grantor, its successors and assigns, and every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS its Hand and Seal this 29th day of December, 2004.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GOODRICH BAPTIST CHURCH,
n/k/a CREEKSIDE BAPTIST CHURCH



By: 
Reverend Charles Smoak
Its: President/Moderator

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, Thomas L. Harper, Jr. (Notary Public), do hereby certify that Goodrich Baptist Church, n/k/a Creekside Baptist Church, by Reverend Charles Smoak, its President/Moderator, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 29th day of December, 2004.



Notary Public for South Carolina
My Commission Expires: 11-22-06

EXHIBIT A
(PROPERTY DESCRIPTION)

ALL that certain lot, piece or parcel of land, situate, lying and being in the City of Hanahan, Berkeley County, South Carolina, and known and designated as Parcel C1 on a plat entitled "Conveyance Plat Showing Parcel C, a 24.623 Acre Tract of Land, Being Subdivided into Parcel C1 (17.723 Ac.) and Parcel C2 (6.900 Ac.), Property of Goodrich Baptist Church, Located Near the City of Hanahan, Berkeley County, South Carolina" by Trico Engineering Consultants, Inc., dated November 2, 2004, and recorded in the Register of Deeds for Berkeley County on December 20, 2004, in Cabinet Q, Page 308-BAF, at page 12. Said lot having such size, shape, dimensions, buttings and boundings, more or less, as are shown on said plat, which is specifically incorporated herein by reference.

BEING the same property conveyed to Goodrich Baptist Church by deed of Citizens Savings Bank, F.S.B., dated August 17, 1992, and recorded in the Berkeley County R.M.C. Office on August 25, 1992, in Book 147 at page 277.

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

000039446 Bk:04432 Pg:00009
AFFIDAVIT

Closing Date:
December 29, 2004

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by **Goodrich Baptist Church a/k/a Creekside Baptist Church to Ansonborough Square Limited Partnership and Franklin Ventures, LLC on December 29, 2004.**
3. Check one of the following: **The DEED is**
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (c) EXEMPT from the deed recording fee because (Exemption#)
(Explanation If Required)
(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$900,000.00.
 - (b) The fee is computed on the fair market value of the realty which is \$
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$
5. Check YES X or NO to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$.
6. The DEED Recording Fee is computed as follows:
 - (a) \$900,000.00 the amount listed in item 4 above
 - (b) \$ 0.00 the amount listed in item 5 above (no amount place zero)
 - (c) \$900,000.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantees.
8. Check if Property other than Real Property is being transferred on this Deed.
 - (a) Mobile Home
 - (b) Other
9. DEED OF DISTRIBUTION – ATTORNEY'S AFFIDAVIT: Estate of
deceased CASE NUMBER . Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. In the Estate of deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 29th day of December, 2004

Notary Public for South Carolina

My Commission Expires: 11/21/2010

Thomas L. Harper, Jr.